Lehi Planning Commission Meeting
Lehi City Planning Commission Meeting Agenda
February 22, 2024

7:00 PM - Lehi City Council Chambers, (153 N. 100 E., Lehi, UT 84043)

1. Call to Order

2. Consent Agenda

   2.1. Approval of minutes from the January 11, 2024 meeting.
   pz.01.11.2024.docx

   2.2. Approval of minutes from the January 25, 2024 meeting.
   pz1.25.2024.docx

   2.3.
   Approval of minutes from the February 8, 2024 meeting.

   pz2.08.2024.docx

3. Regular Agenda

   3.1. Public hearing and consideration of James Whitmore's requests for conditional use approval of the Whitmore Vehicle Storage located at approximately 4300 North Digital Drive in the Light Industrial zone.
   Whitmore 1.pdf
   Whitmore 2.pdf

   3.2. Public hearing and recommendation of Mark Skousen's request for review of the JD XIII zone change on 1.01-acres located at approximately 1070 West State Street changing the zoning from Mixed Use to C-H (Heavy Commercial).
   JDX III ZC 1.pdf
   JDX III ZC 2.pdf

   3.3. Public hearing and recommendation of Kevin & Sarah Gordon's request for review of the Gordon zone change on 1.63-acres located at 860 North 2300 West changing the zoning from A-1 (agriculture) to NC (Neighborhood Commercial).
   Gordon ZC 1.pdf

Gordon ZC 2.pdf

3.4. Public hearing and recommendation of Garrett Cammans' request for review of the Cammans zone change on 0.61-acres located at 1403 North 2020 West changing the zoning from A-1 (agriculture) to R-1-22 (residential/agriculture).
Cammans ZC 1.pdf
Cammans ZC 2.pdf

3.5. Public hearing and consideration of Garrett Cammans' request for approval of a Plat Amendment for Homestead Estates located at 1403 North 2020 West, creating three lots to replace the two existing lots.
Homestead 1.pdf

3.6. Public hearing and recommendation of Rose Alvarado's request for review of the Pineda zone change on 0.65-acres located at 59 North 500 West changing the zoning from RA-1 (residential/agriculture) to Commercial.
Pineda ZC 1.pdf
Pineda ZC 2.pdf

3.7. Public hearing and recommendation of Kraig Johnson's request for review of the Hippocrates Cove zone change on 8 acres located at approximately 3333 West 1500 North changing the zoning from TH-5 (transitional holding) to Neighborhood Commercial on 3 acres and R-1-Flex (residential) on 5 acres.
Hippocrates ZC 1.pdf
Hippocrates ZC 2.pdf

3.8. Public hearing and recommendation of Kraig Johnson's request for review of the Hippocrates Cove Subdivision Concept Plan, a 12-lot PUD located at approximately 3333 West 1500 North
Hippocrates 1.pdf
Hippocrates 2.pdf

3.9. Public hearing and recommendation of Lehi City's request for review of the Willow Park zone change, on 13.22-acres located at approximately 3250 West 300 North changing the zoning from A-5 (agriculture) to Public Facility.
Willow Park ZC 1.pdf
Willow Park ZC 2.pdf

3.10. Public hearing and recommendation of Lehi City's request for review of a Development Code amendment to Chapter 39, Definitions, to include telecommunications as a utility and clarify uses allowed in a public utility building.
Dev Code Chapt 39.pdf

3.11. Public hearing and recommendation of Lehi City's request for review of a Development

Code amendment to Chapter 11, Application Requirements, to include all common and limited common areas in condo and townhome projects as public utility easements to allow access for fiber/telecommunications.
Dev Code Chapt 11.pdf

3.12. Public hearing and recommendation of Lehi City's request for review of Development Code amendments to Chapters 12, 39, and Table 05-030-B, clarifying regulations for bars and liquor stores and add those uses and commercial campgrounds to the table of uses.
Dev Code Bars.pdf

4. City Business

5. Adjournment

- Public is invited to attend all Planning Commission Meetings
- In compliance with the Americans with Disabilities Act, persons in need of special accommodations should contact the City Recorder at 385-201-2269
- This agenda has been properly posted and a copy provided to the local news media.

Agenda Item No: 2.1

Planning Commission Agenda Item Report

Meeting Date: February 22, 2024
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approval of minutes from the January 11, 2024 meeting.

Suggested Action:

Attachments:

pz.01.11.2024.docx

153 North 100 East
Lehi, UT 84043
(801) 768-7100

Minutes of the **Regular Session** of the **Planning Commission Meeting** held Thursday, **January 11, 2024**, in the **Lehi City Hall** located at **153 North 100 East**.

Members Present: Gregory Jackson, Commissioner Chair
Brent Everett, Commission Vice Chair
Tyson Eyre, Commissioner
Emily Lockhart, Commissioner
Nicole Kunze, Commissioner

Excused:

Others Present: Kim Struthers, City Planning Director; Brittney Harris, Planner; Luke Seemiller, City Traffic Engineer; Sherrie Benson, Deputy City Recorder.

The video recording of this meeting can be accessed by clicking HERE. The links to each agenda item will be indexed below the video.

Regular Session, 7:00 p.m.

1. Call to Order

Commission Chair Jackson welcomed everyone to the meeting.

2. Regular Agenda

2.1) Public hearing and consideration of Rafael Pena's request for conditional use approval for JMR Trucks & Equipment with vehicle storage located at approximately 4250 North Digital Drive.

Brittney Harris presented information on the item.

The applicant, Rafael Pena, was present. There was some confusion on the parcel record. Rafael clarified he was asking for the permit for a food truck. The use will not be used during the winter. The trucks are being parked next to Freedom Trucking School. The trucks parked to the East and South of the area are not their trucks. The site is specifically for parking and not used for mechanical purposes. The parcel is leased. There is a tent, and the Fire Marshall is coming for the inspection.

Commission Chair Jackson opened the public hearing.

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James Whitmore stated he applied for an application for the parcel that was shown but it was under James Whitmore. He stated he is the East parcel but is a separate application. Parcel number 5800202320 is the parcel that Mr. Whitmore owns and is adjacent to Mr. Pena's application.

Brittney clarified that there are three parcel owners. Freedom Trucking, James Whitmore, and another owner. The parcels are all adjacent to one another but are separated by a fence.

Commission Chair Jackson invited James Whitmore and Rafael Pena to the podium to help answer clarifying questions about the parcels. The applications are separate, and Mr. Whitmore's will be seen later.

Commissioner Chair Jackson closed the public hearing.

> **Motion:** Commissioner Eyre moved to approve **Rafael Pena's request for conditional use approval for JMR Trucks & Equipment with vehicle storage located at approximately 4250 North Digital Drive;** including all findings stated in the report and all DRC comments, noting the applicant needs to come into compliance with the fire marshal's recommendation for the food truck operation. Commissioner Lockhart seconded.
>
> **Vote:** Commissioner Jackson, yes; Commissioner Everett, yes; Commissioner Eyre, yes; Commissioner Lockhart, yes; Commissioner Kunze, yes. The motion passed unanimously.

2.2) Public hearing and recommendation of Dave Scoville's request for review of the Newbold Estates zone change, 7.3-acres located at approximately 600 North 500 West, changing the zoning from A-1 (agriculture) & R-2 (medium density residential) to R-1-Flex (single family residential).

Brittney Harris presented information on the item.

The applicant, Dave Scoville, was present.

Commission Chair Jackson opened the public hearing.

John Rockwell stated his power, gas, and cable lines are on the north side of his property and are in the way of putting in the cemented ditch. The developer will be required to move his utilities so there isn't any interference. He is concerned that the development will encroach on his property. He has spoken with Mr. Struthers. He is also concerned about the children's safety walking to and from school. He would strongly suggest a traffic study on 500 West. His property is zoned agriculture, and he would like to keep the zoning. He respects property rights and would just like the same in return.

Joseph West stated he is opposed to the development but understands it will change. He does not want the property taxes to spike and would still like the view. He is also concerned about the traffic and the size of the homes that are being built.

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Neil and Jana Newbolt are concerned about some property lines. The driveway will be affected by the development depending on the zoning. Mr. Struthers stated that zoning will need to be resolved before the county will record the property.

Commission Chair Jackson closed the public hearing.

The applicant addressed the comments. He stated he has no control over the taxes that homeowners are responsible for paying. The ditch is being installed on the applicant's property. The applicant stated he has tried to communicate with the Newbolds with no success. Mr. Scoville stated he bought the property from a trustee sale but is happy to work with the Newbolds to work something out.

> **Motion:** Commissioner Everett moved to recommend approval of **Dave Scoville's request for review of the Newbold Estates zone change, 7.3-acres located at approximately 600 North 500 West, changing the zoning from A-1 (agriculture) & R-2 (medium density residential) to R-1-Flex (single family residential);** including all DRC comments and findings stated in the report, with the recommendation to work with neighboring property owners, specifically the Newbold's to have a property line survey done, and the Rockwell's gas line and powerline to ensure suitable opportunity to work through those issues**.** Commissioner Eyre seconded.
>
> **Vote:** Commissioner Jackson, yes; Commissioner Everett, yes; Commissioner Eyre, yes; Commissioner Lockhart, yes; Commissioner Kunze, yes. The motion passed unanimously.

2.3) Consideration of Gary Clark's request for approval of the Clark Subdivision, a 2-lot subdivision with an existing home located at 1460 North 1700 West.

Brittney Harris presented information on the item.

The applicant, Gary Clark, was present.

> **Motion:** Commissioner Lockhart moved to approve **Gary Clark's request for approval of the Clark Subdivision, a 2-lot subdivision with an existing home located at 1460 North 1700 West;** including all DRC comments and findings stated in the report**.** Commissioner Eyre seconded.
>
> **Vote:** Commissioner Jackson, yes; Commissioner Everett, yes; Commissioner Eyre, yes; Commissioner Lockhart, yes; Commissioner Kunze, yes. The motion passed unanimously.

2.4) Recommendation of Lehi City's request for review of a Development Code Amendment to Table 37.080, Off-Street Parking requirements, removing a proximity requirement for townhomes adjacent to on-street parking. (Tabled from the December 14th meeting)

Brittney Harris presented information on the item. The language is the same as proposed at the last meeting.

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The commissioners asked who would enforce the on-street parking ordinances. Guest street parking would have to be provided. Additional on-street parking was added to the code. Commissioner Eyre feels that the developer should be providing additional parking and that it should not be the City's responsibility. Commissioner Jackson inquired how this differs from a private and public road.

Not a public hearing item.

> **Motion:** Commissioner Eyre moved to recommend approval of **Lehi City's request for review of a Development Code Amendment to Table 37.080, Off-Street Parking requirements, removing a proximity requirement for townhomes adjacent to on-street parking;** including all DRC comments and findings stated in the report**.** Commissioner Everett seconded.
>
> **Vote:** Commissioner Jackson, no; Commissioner Everett, yes; Commissioner Eyre, yes; Commissioner Lockhart, yes; Commissioner Kunze, yes. The motion passed unanimously.

2.5) Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to Chapter 35, Community Forestry, clarifying the City's regulations for both private and public trees.

Brittney Harris presented information on the item.

Jessica Smith, Lehi City Forester, was present to answer and clarify the request.

Commission Chair Jackson opened and closed the public hearing.

> **Motion:** Commissioner Kunze moved to recommend approval of **Lehi City's request for review of a Development Code Amendment to Chapter 35, Community Forestry, clarifying the City's regulations for both private and public trees;** including all DRC comments and findings stated in the report**.** Commissioner Eyre seconded.
>
> **Vote:** Commissioner Jackson, yes; Commissioner Everett, yes; Commissioner Eyre, yes; Commissioner Lockhart, yes; Commissioner Kunze, yes. The motion passed unanimously.

2.6) Public hearing and recommendation of Lehi City's request for review of Development Code Amendments to Chapters 10, 11 & 39 and for Figures 8 & 9, amending the City's subdivision review process to meet State Code.

Brittney Harris presented information on the item. Kim Stuthers stated the Council wanted to only change what was necessary as required by State Law.

Commission Chair Jackson opened and closed the public hearing.

> **Motion:** Commissioner Everett moved to recommend approval of **Lehi City's request for review of Development Code Amendments to Chapters 10, 11 & 39 and for Figures 8 & 9, amending the City's subdivision review process to meet State Code;** including all findings stated in the report**.** Commissioner Eyre seconded.

Vote: Commissioner Jackson, yes; Commissioner Everett, yes; Commissioner Eyre, yes; Commissioner Lockhart, yes; Commissioner Kunze, yes. The motion passed unanimously.

2.7) Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to Chapters 20 & 39, adding athletic instruction as a use, under in-home instruction, for a Home Occupation.

Brittney Harris presented information on the item. The commissioners and staff discussed the code and made amendments.

Commission Chair Jackson opened and closed the public hearing.

Motion: Commissioner Lockhart moved to recommend approval of **Lehi City's request for review of a Development Code Amendment to Chapters 20 & 39, adding athletic instruction as a use, under in-home instruction, for a Home Occupation;** except for the first sentence in 20.0404 items "e". Including all DRC comments and findings stated in the report**.** Commissioner Eyre seconded.

Vote: Commissioner Jackson, yes; Commissioner Everett, yes; Commissioner Eyre, yes; Commissioner Lockhart, yes; Commissioner Kunze, yes. The motion passed unanimously.

3. City Business

Craig Chambers, Assistant City Attorney, mentioned the Planning Commission he needs to schedule a time to present the Annual Open Meetings and Conflict Training.

Sherrie Benson, Deputy City Recorder, swore in Commission Chair Gregory Jackson, Commissioner Nicole Kunze, and Commissioner Kenneth Roberts.

4. Adjournment

With no further business to come before the Planning Commission at this time, Commissioner Eyre moved to adjourn the meeting. Commissioner Everett seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 7:46 p.m.

Approved: February 22, 2024 Attest:

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Gregory Jackson, Commission Chair Sherrie Benson, Deputy City Recorder

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Agenda Item No: 2.2

Planning Commission Agenda Item Report

Meeting Date: February 22, 2024
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approval of minutes from the January 25, 2024 meeting.

Suggested Action:

Attachments:

pz1.25.2024.docx

153 North 100 East
Lehi, UT 84043
(801) 768-7100

Minutes of the **Regular Session** of the **Planning Commission Meeting** held Thursday, **January 25, 2024**, in the **Lehi City Hall** located at **153 North 100 East**.

Members Present: Gregory Jackson, Commissioner Chair
Tyson Eyre, Commissioner
Nicole Kunze, Commissioner
Emily Lockhart, Commission
Brent Everett, Commissioner Vice Chair

Excused: Ken Roberts, Commission Alternate

Others Present: Kim Struthers, Planning Director; Katie Bussell, Planner; Craig Chambers, Assistant City Attorney; Luke Seegmiller, Traffic Engineer; and Melanie Busath, Deputy City Recorder.

Regular Session, 7:00 p.m.

1. Call to Order

Chairperson Jackson welcomed everyone to the meeting.

2. Consent Agenda

2.1. Approval of minutes from the December 14, 2023 meeting.

Motion: Commissioner Lockhart moved to approve the consent agenda. The motion was seconded by Commissioner Eyre.

Vote: Commissioner Jackson, yes; Commissioner Kunze, yes; Commissioner Everett, yes; Commissioner Lockhart, yes; Commissioner Eyre, yes. The motion passed unanimously.

3. Regular Agenda

3.1) Public hearing and recommendation of Uncommon Architecture's request for review of the Willow Park Church zone change, 10.92-acres located at approximately 1500 North 2600 West, changing the zoning from TH-5 to R-1-22

Chairman Jackson- opened the public hearing.

Lonnie Bates-Mr. Bates raised concerns about the proposed development plan, including the construction of two churches and the placement of garbage facilities. He sought clarification on whether his comments had been considered by the Commission and requested updates on the status of the development plans. Mr. Bates emphasized the unique impact on his neighborhood and expressed willingness to engage in the process to address his concerns.

Chairman Jackson- closed the public hearing.

Darren Mono, representing Uncommon Architects for the LDS Church, addressed the commissioners. He clarified that only the first building is currently planned, with the second being conceptual. They're not seeking site plan approval for the second building yet. There's flexibility regarding the placement of trash facilities, pending coordination with the project manager. Darren welcomed questions from the commission.

> **Motion:** Commissioner Bunker moved to send a positive recommendation for Uncommon Architecture's request for review of the Willow Park Church zone change, 10.92-acres located at approximately 1500 North 2600 West, changing the zoning from TH-5 (transitional holding) to R-1-22 (residential); including the DRC comments; with the findings as listed in the staff report. The motion was seconded by Commissioner Eyre.
>
> **Vote:** Commissioner Jackson, yes; Commissioner Kunze, yes; Commissioner Everett, yes; Commissioner Lockhart, yes; Commissioner Eyre, yes. The motion passed unanimously.

3.2.) Public hearing and consideration of Uncommon Architecture's request for review of the Willow Park Church concept, 10.92-acres located at approximately 1500 North 2600 West, requesting exceptions to the architectural and site orientation requirements of Chapter 37, Nonresidential Design Standards.

Commissioners and staff discussed the construction scope of 2550 West and confirmed access points on 1500 North and 2550 West. The density of churches in the area was noted, alongside concerns about parking and seating capacity. Traffic and access issues were addressed, with assurances provided. Phase two of the project was briefly mentioned without immediate concerns.

Chairman Jackson opened public hearing.

Lonnie Bates was representing the house on the corner between the two churches, expressed concerns about the density of having two churches in close proximity. He noted that nowhere in Lehi had a house with one church on each side, although he acknowledged the existence of parcels with two churches. Mr. Bates found such arrangements odd from his perspective.

Chad Watkins (online comment) - criticized the oversized parking lot for the proposed LDS churches, suggesting it could be better used for landscaping or to encourage walking accessibility. He expressed concern that the large parking lot encourages driving and negatively impacts the community and environment.

Lonnie Bates (Online Comment)- expressed concerns that the proposed plan for two LDS churches does not align with Lehi city's general plan, citing issues with excessive parking, lighting, and trash enclosures. He emphasized that the proposal would diminish the neighborhood's character, value, and quality of life, and set a negative precedent for church and residential density in Lehi.

Chairman Jackson closed public hearing.

During the meeting, Mr. Mono from Uncommon Architects removed a second access point due to proximity concerns, eliminating the need for an exception. Seating capacity was discussed,

requiring 225 parking stalls. Discussions covered glazing exceptions, dumpster locations, and parking issues, prompting considerations for code standards and adjustments. Concerns about neighboring properties led to discussions on landscaping buffers and road connectivity.

Motion: Commissioner Eyre moved to approve Uncommon Architecture's request for review of the Willow Park Church concept, 10.92-acres located at approximately 1500 North 2600 West, requesting exceptions to the architectural and site orientation requirements of Chapter 37, Nonresidential Design Standards in regards to the glazing on the front while denying the exception for the location that it still needs to adhere to the code and push the building to the corner; including the DRC comments that there needs to be a 12ft landscaping buffer for the neighboring properties and the parking facilities in general; including the findings listed in the staff report and recommendation to move the garbage location. Also, Commissioner Eyre recommended that the city council consider a requirement for both roads, 1400 North and 2550 West, being completed. The motion was seconded by Commissioner Everett.

Vote: Commissioner Jackson, yes; Commissioner Kunze, yes; Commissioner Everett, yes; Commissioner Lockhart, yes; Commissioner Eyre, yes. The motion passed unanimously.

4. City Business

4.1 Approval of minor amendments to the Lehi City Planning Commission Bylaws.

Mr. Kim Struthers presented the amendments to the Planning Commission Bylaws.

Motion: Commissioner Lockhart moved to approve the minor amendments to the Lehi City Planning Commission bylaws. In addition to that, adding to 2.3 by replacing the word "when" to "in the event" The motion was seconded by Commissioner Eyre.

Vote: Commissioner Jackson, yes; Commissioner Kunze, yes; Commissioner Everett, yes; Commissioner Lockhart, yes; Commissioner Eyre, yes. The motion passed unanimously.

4.2 Utah Open and Public Meetings Act training.

Assistant City Attorney presented a training on the Utah Open and Public Meetings Act.

5. Adjournment

With no further business to come before the Planning Commission at this time, Commissioner Everett moved to adjourn the meeting. Commissioner Eyre seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 8:10 p.m.

Approved: February 22, 2024 Attest:

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Gregory Jackson, Commission Chair Melanie Busath, Deputy City Recorder

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Agenda Item No: 2.3

Planning Commission Agenda Item Report

Meeting Date: February 22, 2024
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:

Approval of minutes from the February 8, 2024 meeting.

Suggested Action:

Attachments:

pz2.08.2024.docx

153 North 100 East
Lehi, UT 84043
(801) 768-7100

Minutes of the **Regular Session** of the **Planning Commission Meeting** held Thursday, **February 8, 2024**, in the **Lehi City Hall** located at **153 North 100 East**.

Members Present: Gregory Jackson, Commissioner Chair
Brent Everett, Commission Vice Chair
Emily Lockhart, Commissioner
Nicole Kunze, Commissioner
Kenneth Roberts, Commission Alternate

Excused: Tyson Eyre, Commissioner

Others Present: Kim Struthers, City Planning Director; Jacob Curtis, Planner; Brad Kenison, Assistant City Engineer; Sherrie Benson, Deputy City Recorder.

The video recording of this meeting can be accessed by clicking HERE. The links to each agenda item will be indexed below the video.

Regular Session, 7:00 p.m.

1. Call to Order

Commission Chair Jackson welcomed everyone to the meeting and excused Commissioner Eyre from the meeting.

2. Regular Agenda

2.1) Public hearing and consideration of Amy Sylvester's request for conditional use approval to board two horses on 0.59-acres at 196 West 2875 North in an R-1-15 zone.

Jacob Curtis presented information on the agenda item.

Commissioner Lockhart asked why it was a conditional use. Jacob clarified this is a zone that it is allowed use by State Law and is permitted.

The applicant, Nick Sylvester, was present. He stated he does not plan on using this for commercial use. The horses will be boarded and will be exercised regularly at an equestrian park. The main use is for therapy and mental and emotional support. He would also like his children to get involved in 4H. The coral will be fenced in with livestock fence panels. They will be building a loafing shed with durable materials. He addressed the smell of the horses and the

flies.

Commissioner Everett asked about the placement of the loafing shed and whether it meets the code.

Commission Chair opened the public hearing.

Jana Rampton stated she was opposed to the item. She spoke with the applicant this morning and asked them if they would consider moving the horses to another property. She stated nobody in the neighborhood wanted the horses on the property. The neighborhood recently got rid of the mink farms that brought in the flies. She was concerned with the 60-foot setback. She was worried about the value of the homes.

Jared Rhyme stated he was opposed to the request. The mink farm that was near the homes brought in a lot of flies. He went through a lot of work to get rid of that. He would like to make sure the home value stays. He said he is concerned about not being able to resale his home, although he bought his home with the purpose of staying. He appreciated the applicants are looking at putting in a closed space.

Ted Rampton asked if he could request some conditions. He was wondering if Sylvester's could mitigate flies, rodents, animal noises, etc. He asked how they would be enforced. He stated they wanted to remain cordial neighbors. He asked if the applicants would be willing to create a view buffer. Mr. Rampton asked if the equestrian activities could be limited to 8:00 am to 10:00 pm.

Jacob Curtis read the online comment from Lauren Simper regarding where the horse trailer will be parked and that it be prohibited from parking on the road keep the sidewalk cleared and the drainage be contained to the owner's property.

Jennell Palmer stated she is concerned about the flies and the rodents. She stated the corrals are always the furthest away from their own home, but always closest to the neighbors.

Commission Chair Jackson closed the public hearing.

Jacob Curtis wanted to clarify that noticing was done according to code and state requirements.

Commissioner Everett stated his neighbor has horses and he loves them and considers them his best neighbors. He understands the concerns and the impacts, and he can only speak to his experience, but he enjoys having this in his neighborhood. He is close to a mink farm, he likes to think he can relate, and he appreciates the thoughts that have gone into the mitigation of the request.

Commissioner Lockhart stated she understands the concerns, but they are bound to the code. She stated the amount of care and concern the applicant brought to the meeting was thoughtful. The 60-foot requirement will need to be met if that is part of the code.

Commission Chair Jackson stated developments will impose on what your views are. He also wanted to take the opportunity to remind the public to engage with state and local leaders concerning the noticing requirements. He does not see how this conditional use can be granted if

it needs to be measured from a certain setback.

Commissioner Roberts echoed Commissioner Jackson's sentiments regarding the setback.

Commissioner Everett stated that it would be the applicant's responsibility to meet the parameters of the code.

Commissioner Lockhart stated the time to say something was when there was a zone change, because we have to respect property rights, and it is the applicant's responsibility to meet the code.

Kim Struthers stated there was a reasonable condition to allow the request.

> **Motion:** Commissioner Everett moved to grant the conditional use of **Amy Sylvester's request for conditional use approval to board two horses on 0.59-acres at 196 West 2875 North in an R-1-15 zone;** including all findings stated in the report and all DRC comments, noting the property itself meets the requirements. Commissioner Roberts seconded.
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> **Vote:** Commissioner Jackson, yes; Commissioner Everett, yes; Commissioner Roberts, yes; Commissioner Lockhart, yes; Commissioner Kunze, yes. The motion passed unanimously.

2.2) Public hearing and consideration of Brent Ventura's request for approval of the updated Skyridge Subdivision Concept Plan, a 5-lot residential development located at approximately 260 East 2750 North.).

Jacob Curtis presented information on the agenda item.

The applicant, Brent Ventura, Reno Mahe, and Jason Mandaleras, were present. Skyridge High School does not want access points to the school, and they will be working with the City. Reno stated the exceptions they are asking for an integral sidewalk and to eliminate the park strip. Commissioner Kunze asked about the extra lot. Reno stated he plans on building in the future. Commissioner Everett asked about the design. The applicants stated they chose to have more open space.

Commission Chair opened the public hearing.

Chad Watkins left an online comment stating he would like to keep the sidewalk, asserting they increase walkability.

Commission Chair closed the public hearing.

> **Motion:** Commissioner Roberts moved to recommend approval of **Brent Ventura? S request for approval of the updated Skyridge Subdivision Concept Plan, a 5-lot residential development located at approximately 260 East 2750 North;** including all DRC comments and findings stated in the report; noting the commission is only approving the exception for the park strip since it is consistent with the adjacent

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neighborhoods. Commissioner Roberts recommends the layout of the owners desired exceptions that was presented. Commissioner Lockhart seconded.

Vote: Commissioner Jackson, yes; Commissioner Everett, yes; Commissioner Roberts, yes; Commissioner Lockhart, yes; Commissioner Kunze, yes. The motion passed unanimously.

2.3) Public hearing and recommendation of Lehi City's request for review of a Development Code amendment to Table 05-030-B Nonresidential Zones, removing the Trades Shop use to be consistent with Chapter 39, Definitions.

Jacob Curtis presented information on the item.

Commission Chair Jackson opened and closed the public hearing.

Motion: Commissioner Everett moved to recommend approval of **Lehi City's request for review of a Development Code amendment to Table 05-030-B Nonresidential Zones, removing the Trades Shop use to be consistent with Chapter 39, Definitions;** including the findings stated in the report**.** Commissioner Lockhart seconded.

Vote: Commissioner Jackson, yes; Commissioner Everett, yes; Commissioner Roberts, yes; Commissioner Lockhart, yes; Commissioner Kunze, yes. The motion passed unanimously.

3. City Business

There was no City Business.

4. Adjournment

With no further business to come before the Planning Commission at this time, Commissioner Everett moved to adjourn the meeting. Commissioner Lockhart seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 8:46 p.m.

Approved: February 22, 2024 Attest:

_____ _____

Gregory Jackson, Commission Chair Sherrie Benson, Deputy City Recorder

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Agenda Item No: 3.1

Planning Commission Agenda Item Report

Meeting Date: February 22, 2024
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and consideration of James Whitmore's requests for conditional use approval of the Whitmore Vehicle Storage located at approximately 4300 North Digital Drive in the Light Industrial zone.

Suggested Action:

Attachments:

Whitmore 1.pdf

Whitmore 2.pdf

WHITMORE VEHICLE STORAGE CONDITIONAL USE
PLANNING COMMISSION REPORT

Applicant	James Whitmore		
Meeting Date	February 22, 2024		
Requested Action/Purpose	Public hearing and approval of a proposed conditional use		
Decision Type	Administrative		
Location	Approximately 4300 N Digital Drive		
Project Area	Approximately 2.13 acres		
Existing Zoning	Light Industrial		
General Plan Designation	Commercial		
Existing Land Use	Vehicle Storage and Food Truck/Tent (unpermitted)		
Adjacent Zoning and Land Use	*North*	Light Industrial	Freedom Trucking School
	South	Planned Community	Undeveloped
	East	Planned Community	Rail Trail Corridor
	West	Light Industrial	Pool Storage
Date of DRC Review	January 24, 2024		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

Planning Commission	Public hearing and final approval
City Council	No action required

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 09.060. Conditions

A. Conditions. In granting a Conditional Use permit, the Commission may impose such requirements and conditions which the Commission, in its sole discretion, deems necessary for the protection of persons and properties in the vicinity of the proposed Conditional Use, as well as the preservation of the integrity of the General Plan. Said requirements and conditions may include (but are not limited to) location, construction, size, maintenance, operation, site planning, traffic control and parking, relocations, dedications, installation and upgrading of public services and roads, and time limits for the proposed Conditional Use, in addition to the following non-exclusive list of potential requirements and conditions:

1. That the site will be suitably landscaped and maintained and that the design, setbacks, fences, walls and buffers of all buildings and other structures are adequate to protect property and preserve and/or enhance the appearance and character of the area.
2. That all buildings or other structures are architecturally attractive and add to the quality of the area.
3. Provision of parking facilities, including vehicular ingress and egress and the surfacing of parking areas and driveways to specified standards.
4. Street and highway dedication and improvements, including sidewalks, curbs and gutters.
5. Water supply and fire protection.
6. The mitigation of nuisance factors such as noise, vibrations, smoke, dust, dirt, odors, gases, noxious matter, heat, glare, electro-magnetic disturbances and radiation.
7. The regulation of operating hours for activities affecting normal neighborhood schedules and functions.
8. Regulation of signs.
9. Provisions for a guarantee, bond or other surety that the proposed conditional use will be maintained and operated in compliance with all approval conditions and requirements.
10. Such other conditions determined necessary by the Commission to allow the establishment and operation of the proposed conditional use in an orderly and efficient manner and in compliance with all elements of the General Plan, and the intent and purpose of this Code.

The Commission may require guarantees, bonds, or other assurances that such requirements and conditions are being, or will be, satisfied, including (but not limited to) requiring an applicant to prepare and record covenants running with the land and to be binding upon the applicant and its successors in interest

PROPERTY HISTORY

March 25, 1996 Property came into the City as part of the Transwest Annexation

REPORT ANALYSIS

The applicant requests approval of vehicle storage located at approximately 4300 North Digital Drive. The parcel for this proposed use is south of the Freedom Trucking School parcel that received approval for Vehicle Storage in December 2023 and east of the JMR Vehicle Storage that received approval in January 2024. This is a similar use by a different land owner.

The applicant provided a sketch plan showing the access and vehicle storage areas. They also label the type of vehicles and show the location of a dumpster.

City Staff originally received a complaint about the vehicle storage which initiated talking to the applicant. The vehicle storage at that time extended into the neighboring parcels which are zoned Planned Community but not part of the Traverse Mountain or any other Area Plan. The applicant would need to rezone these properties in order to store vehicles on them. They are aware of this and agreed to keep the vehicles on the parcel zoned Light Industrial. The plans they submitted show compliance with this requirement. However, when this report was written vehicles were still parked on the parcels.

These parcels do not have access to water or sewer which limits the landscaping potential. It also puts some limits on the conditions that could be placed on the approval. Staff recommends including conditions that the vehicles are moved off of the parcels not zoned for vehicle storage and that a fence or some sort of marker should be placed to delineate the property line where vehicle storage is allowed from the other parcels.

The DRC reviewed the application and had the following three comments:

1. Provide protection at existing power pole. (i.e. Jersey Barrier)
2. Vehicle storage use cannot extend outside of this parcel boundary. Recommend a condition of putting up a boundary marker.
3. Also include as a condition, that all vehicles being stored on the Planned Community property need to be removed.

Please consider including all DRC Comments in your motion.

SCOPE OF APPROVAL

Conditional uses allow for public comment. The comments should focus on the impact of the conditional use of vehicle storage and any conditions that could help mitigate against potential negative impact to surrounding properties.

The Planning Commission may at their discretion, require reasonable conditions.

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may move to approve or deny the proposed conditional use. Any motion should include findings. Possible findings include:

1. The proposed use is/is not very similar to other uses previously approved on surrounding parcels.
2. Reasonable conditions can/cannot be placed on this property to mitigate against potential negative impacts.
3. The proposed use, at the proposed location, will/will not be detrimental or injurious to property or improvements

in the vicinity.

4. The proposed use will/will not be located and conducted in a manner in compliance with the goals and policies of the Lehi City General Plan and the purposes of this Code.
5. That the property on which the use, building, or other structure is proposed to be established is of adequate size and dimensions to permit construction of the facilities and the conduct of the use in such a manner that it will not be detrimental to adjoining properties and the area.
6. Additional findings based upon information presented during the public hearing.

Whitmore Vehicle storage
DRC Redline Comments

James Whitmore- requests review of Whitmore Vehicle storage located at approximately 4300 North Digital Drive in the Light Industrial Zone.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth, Luke Seegmiller
Assigned Planner: Brittney
Representatives of the Applicant Present: James Whitmore
Date of Plans Reviewed: 1/17/2024
Time Start: 1:10 PM
Time End: 1:20 PM

DRC REDLINE COMMENTS:
Glade – Power:
1. Provide protection at existing power pole. (i.e. Jersey Barrier)

Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary – Building/Inspections: No comments
Shelbey – Public Works: No comments
Brad – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
2. Vehicle storage use cannot extend outside of this parcel boundary. Recommend a condition of putting up a boundary marker.
3. Also include as a condition, that all vehicles being stored on the Planned Community property need to be removed.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON FEBURARY 22nd

PRECON MEETING REQUIRED? (NONE)

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.


PUBLIC
HEARING
CONDITIONAL USE
MOUNTAIN
STATES FENCE


Quick Lane
CONFIDENCE
PUBLIC
HEARING


PUBLIC
HEARING

Whitmore Vehicle Storage

Aerial

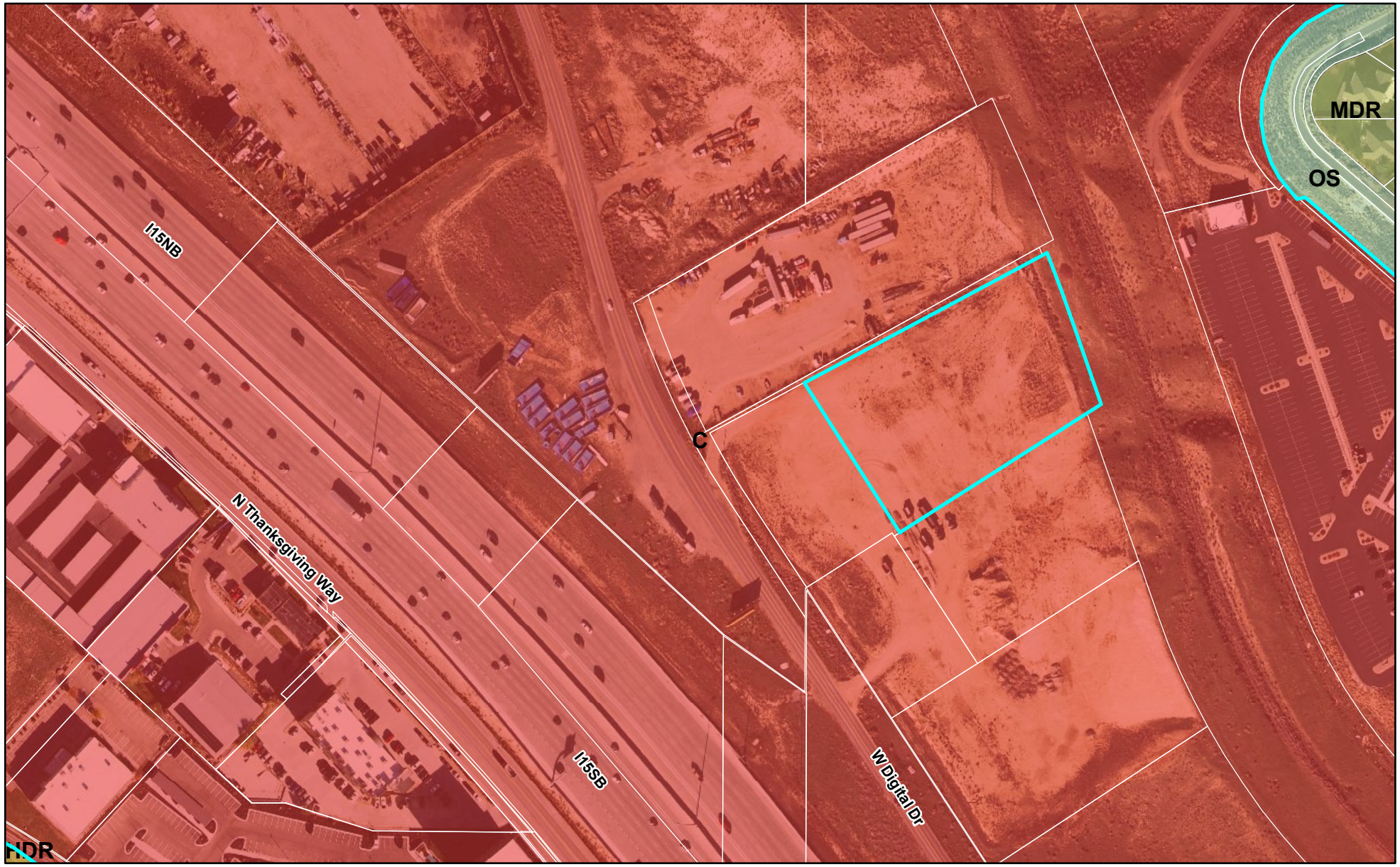


0 240 480 Feet

LEHI CITY

Whitmore Vehicle Storage

General Plan



0 240 480 Feet

LEHI CITY

Whitmore Vehicle Storage

Zoning

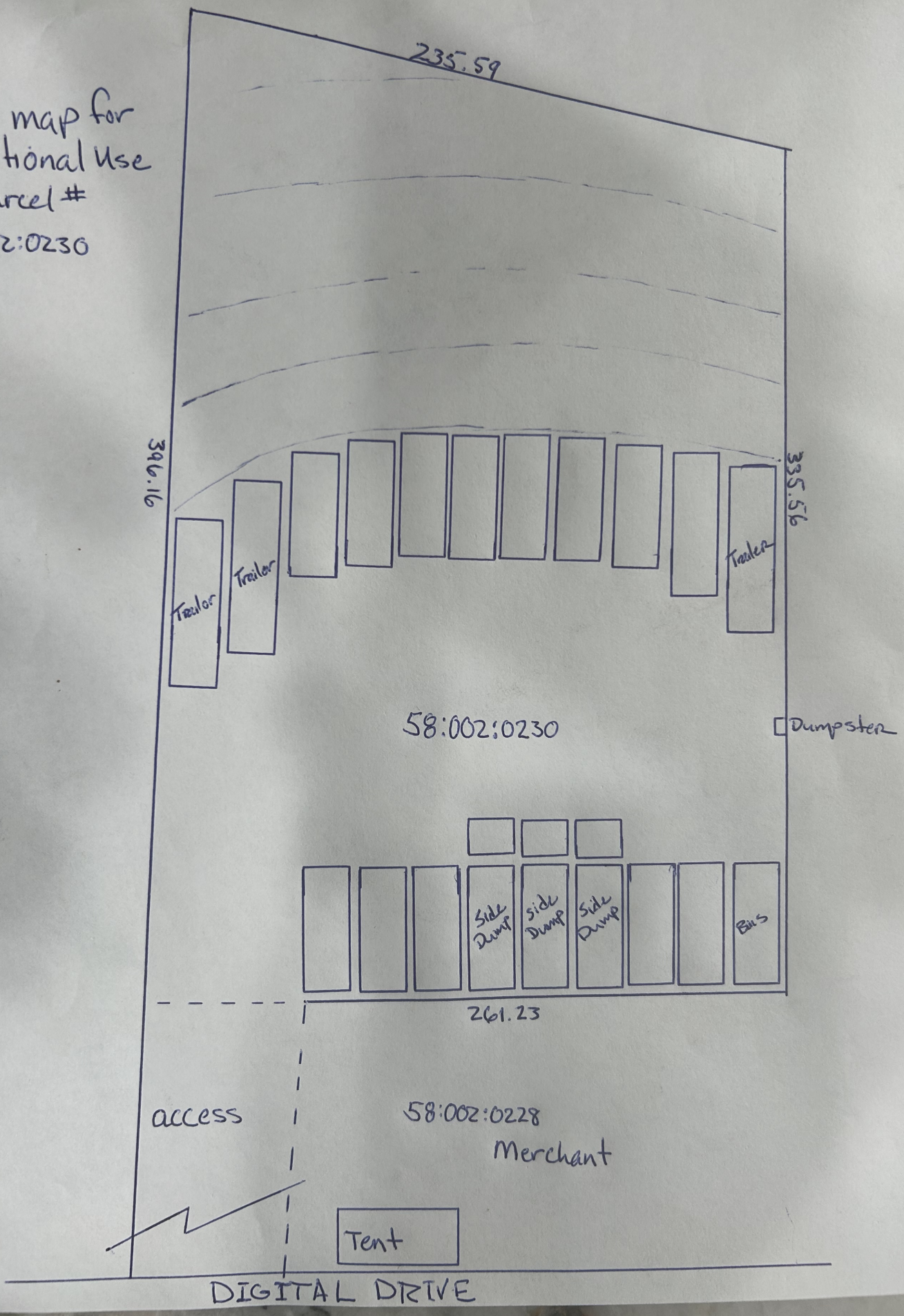


0 240 480 Feet

LEHI CITY

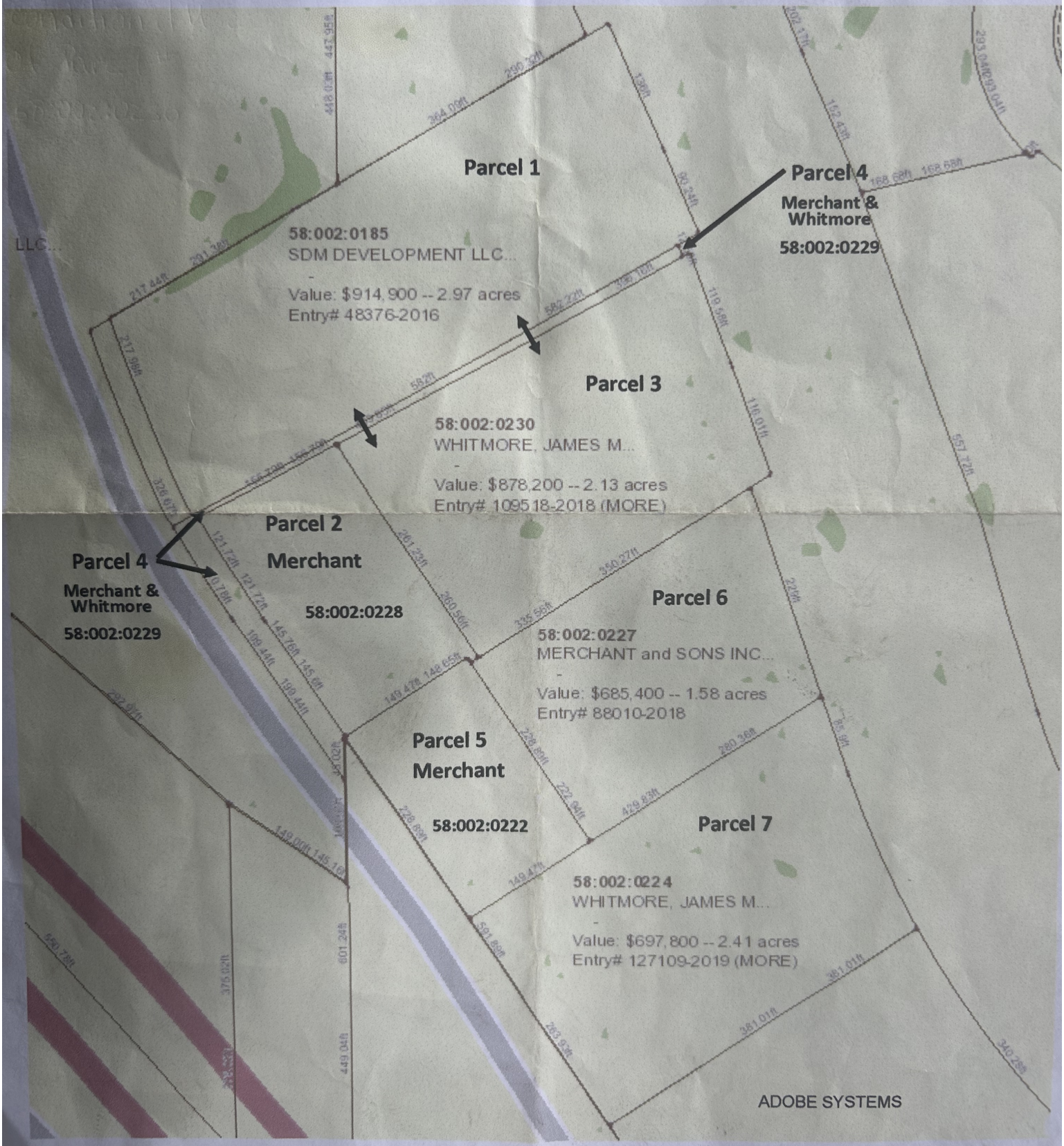
Plat map for conditional use of Parcel #

58:002:0230



Whitmore, Merchant and SDM Development Properties

Note: Parcel Numbers 1-7 Were Created for Title Report by First American Title Co. 10-2-20



Agenda Item No: 3.2

Planning Commission Agenda Item Report

Meeting Date: February 22, 2024
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of Mark Skousen's request for review of the JD XIII zone change on 1.01-acres located at approximately 1070 West State Street changing the zoning from Mixed Use to C-H (Heavy Commercial).

Suggested Action:

Attachments:

JDX III ZC 1.pdf

JDX III ZC 2.pdf

JDXIII ZONE CHANGE
PLANNING COMMISSION REPORT

Applicant	Mark Skousen		
Meeting Date	February 22, 2024		
Requested Action/Purpose	Public hearing, review, and recommendation of a proposed zone change		
Decision Type	Legislative		
Location	Approximately 1070 West State Street		
Acreage	1.01 acres		
Existing Zoning	MU		
Existing General Plan Land Use Designation	C-H		
Proposed Zoning Designation	C-H		
Existing Land Use	Undeveloped		
Adjacent Zoning and Land Use	*North*	MU	I-15
	South	R-1-8	Gateway Subdivision Plats
	East	MU	I-15
	West	C	UDOT Park and Ride
Date of DRC Review	January 31, 2024		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Public hearing, review, and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

From Section 04.060 Criteria for Approval, of the Lehi City Development Code, the Planning Commission should consider the following factors, among others, when reviewing a zone amendment:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan;
3. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety, and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

APPLICABLE GENERAL PLAN GOALS AND POLICIES



HEAVY COMMERCIAL (C-H)

The Heavy Commercial (C-H) classification is intended to provide appropriate locations for warehousing, auto and truck services, and light manufacturing that do not impact existing and planned residential areas. Typical uses include office/warehouse, light manufacturing, auto and truck service and repair, distribution centers, and some retail/office.

PROPERTY HISTORY

June 15, 1872 – This property was incorporated as part of the original boundaries of Lehi City.

REPORT ANALYSIS

The applicant is seeking review and recommendation of a proposed zone change from MU (Mixed Use) to C-H (Heavy Commercial) on 1.01 acres located at approximately 1070 West State Street. The applicant would like to develop three properties into automobile service and repair and in order to do that they need to rezone the properties.

The proposed zone change is consistent with the General Plan designation of Heavy Commercial.

The DRC reviewed the proposed zone change and had three comments, including the following:

1. Update narrative to clarify that zone change is to C-H (Heavy Commercial)

Please consider DRC comments in the motion.

SCOPE OF APPROVAL

Zone changes that follow the General Plan must be approved unless there is significant evidence that doing so will have a negative impact on the health, safety, or welfare of residents.

This is a public hearing item, meaning the public can speak on this item. Comments should focus on negative impacts that could take place with the zone change.

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may move to recommend approval or denial of the proposed zone change. Any motion should include findings. Possible findings include:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan;
3. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The overall community benefit of the proposed amendment.

JD XIII Zone Change
DRC Redline Comments

*Mark Skousen- requests review of the **JD XIII zone change** on 1.01-acres located at approximately 1070 West State Street changing the zoning from Mixed Use to C-H (Heavy Commercial).*

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth
Assigned Planner: Jacob
Representatives of the Applicant Present: None
Date of Plans Reviewed: 1/22/24
Time Start: 2:26 pm
Time End: 2:30 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary – Building/Inspections: No comments
Shelbey – Public Works: No comments
Brad – Engineering:
1. Right of Access must be confirmed with UDOT at the time of Site Plan Development
2. Informational Only - we have a corridor agreement with UDOT for a future signal at 1800 N @ State St if redevelopment on the northeast justified. (Luke)

Kim – Planning:
3. Update narrative to clarify that zone change is to C-H (Heavy Commercial)

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON FEBRUARY 22, 2024.

(NEED ENVELOPES BEFORE SCHEDULING)

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

JDH
DEVELOPMENT

Application Submittal for Owner - JD XIII, LLC

Contact: Mark Skousen
1450 W 1850 N
Lehi, UT 84043
mskousen@jdhdev.com
801-750-2400

January 15, 2024

Dear Lehi City Planner,

Owner would like to develop its 3 parcels located at approximately 1070 W. State Street in Lehi. (Parcel Map included) The city has asked that these three parcels be amended from MU to HC per the city of Lehi's general plan.

The following submittal requirements have been addressed.

1.

A) In order to develop this property, the city planner (Jacob Curtis) has advised that these parcels be re-zoned to conform with the general plan of highway commercial (HC). Owner would like to develop this property for automotive sales and maintenance which is consistent and a permitted used under the HC designation.
B) Development use is consistence with goals and policies of the General Plan.
C) Owner has another dealership that is adjacent to these parcels so it is a consistent use in the area.
D) No adjoining properties will be unduly affected by this zoning change.
E) The classification from MU to HC will not negatively impact the health, safety, and welfare of the overall community.

2. Parcel Map Included

3. See Parcel Map

Sincerely,

Mark Skousen


PUBLIC
HEARING





JDXIII Zone Change

Aerial

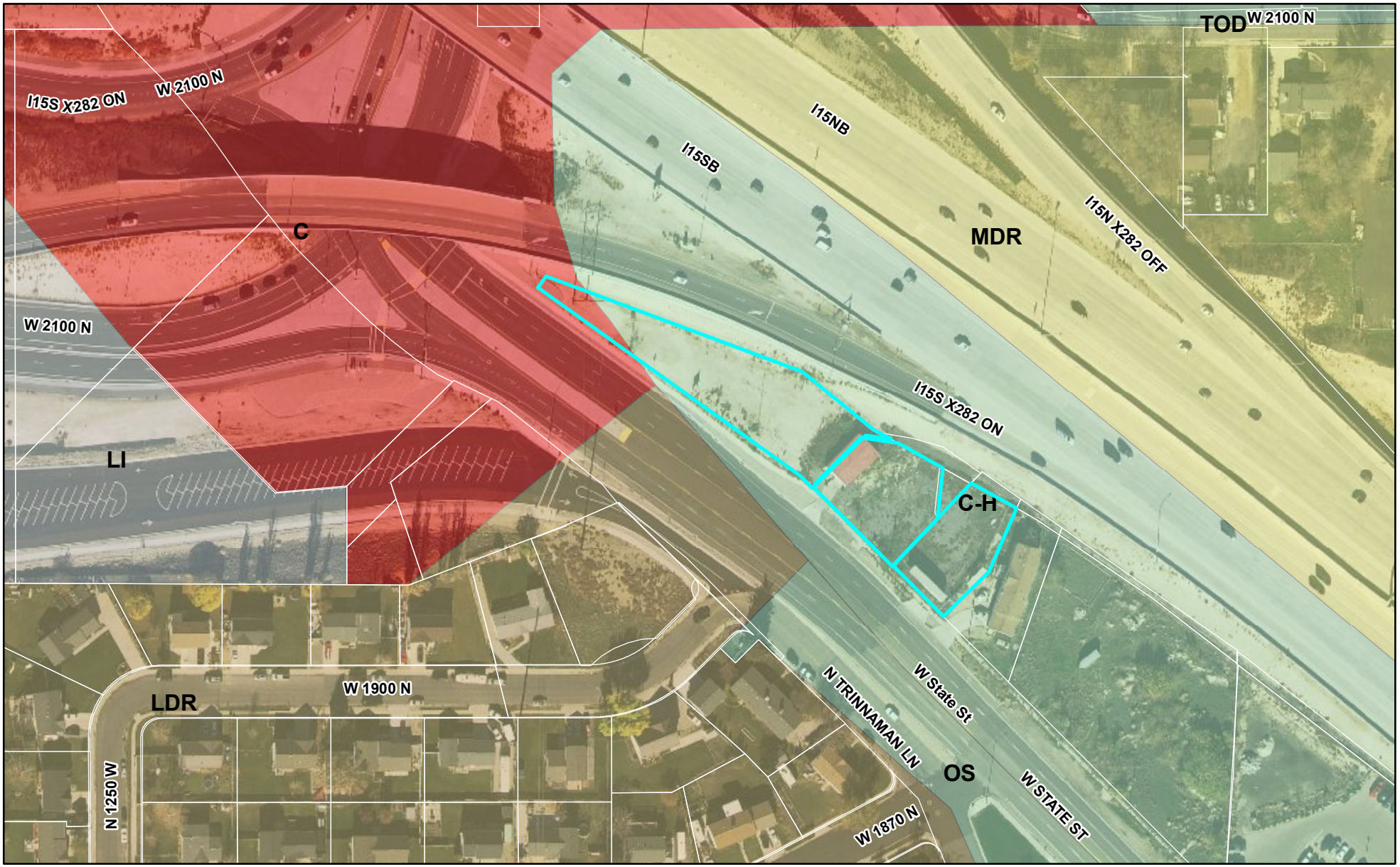


0 175 350 Feet

LEHI CITY

JDXIII Zone Change

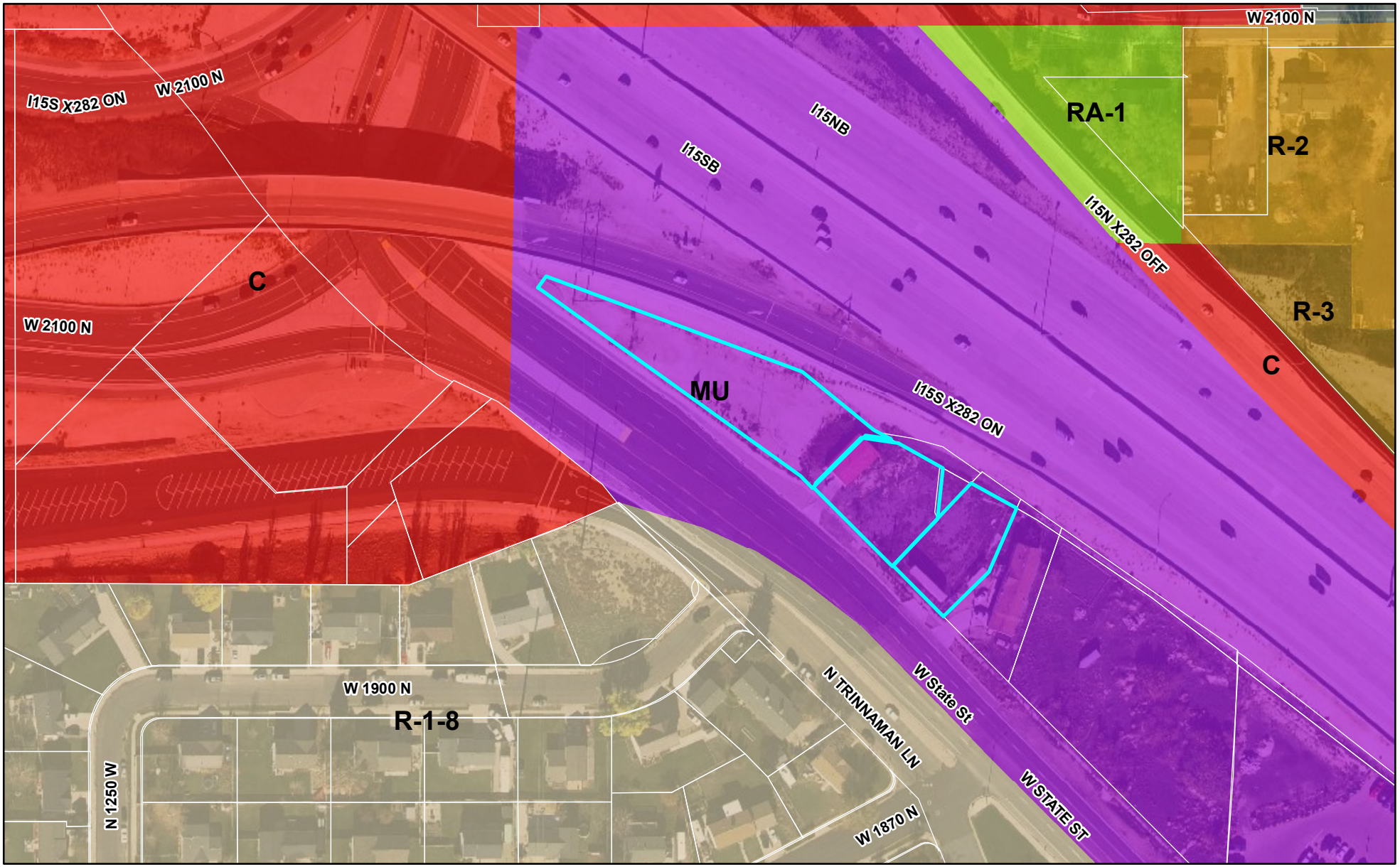
General Plan



LEHI CITY

JDXIII Zone Change

Zoning



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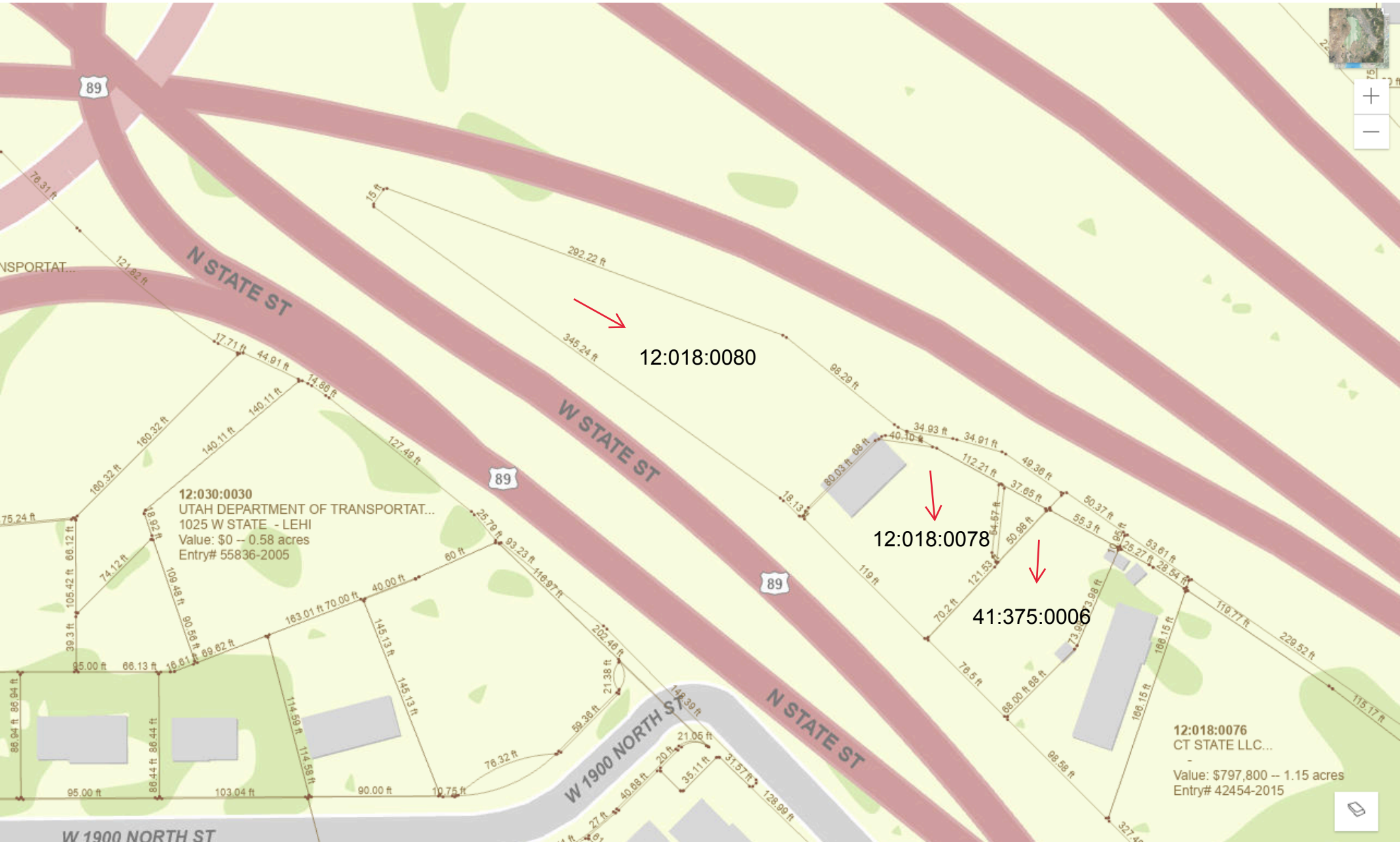
LEHI CITY


89
N STATE ST
W STATE ST
89
89
N STATE ST
W 1900 NORTH ST
W 1900 NORTH ST
12:018:0080
12:018:0078
41:375:0006
12:030:0030
UTAH DEPARTMENT OF TRANSPORTAT...
1025 W STATE - LEHI
Value: $0 -- 0.58 acres
Entry# 55836-2005
12:018:0076
CT STATE LLC...
-
Value: $797,800 -- 1.15 acres
Entry# 42454-2015

Agenda Item No: 3.3

Planning Commission Agenda Item Report

Meeting Date: February 22, 2024
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of Kevin & Sarah Gordon's request for review of the Gordon zone change on 1.63-acres located at 860 North 2300 West changing the zoning from A-1 (agriculture) to NC (Neighborhood Commercial).

Suggested Action:

Attachments:

Gordon ZC 1.pdf

Gordon ZC 2.pdf

GORDON ZONE CHANGE
PLANNING COMMISSION REPORT

Applicant	Kevin and Sarah Gordon		
Meeting Date	February 22, 2024		
Requested Action/Purpose	Public hearing, review, and recommendation of a proposed zone change		
Decision Type	Legislative		
Location	860 N 2300 W		
Acreage	1.63 acres		
Existing Zoning	A-1		
Existing General Plan Land Use Designation	NC		
Proposed Zoning Designation	NC		
Existing Land Use	RV Storage		
Adjacent Zoning and Land Use	*North*	R-1-22	Grange Acres
	South	R-1-22	Cloverleaf Fields
	East	A-1	Ascent Academy School
	West	A-1	Single Family Residential
Date of DRC Review	January 31, 2024		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Public hearing, review, and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

From Section 04.060 Criteria for Approval, of the Lehi City Development Code, the Planning Commission should consider the following factors, among others, when reviewing a zone amendment:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan;
3. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety, and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

APPLICABLE GENERAL PLAN GOALS AND POLICIES

NEIGHBORHOOD COMMERCIAL (NC)

The Neighborhood Commercial (NC) classification is to allow for smaller-scale retail and service-oriented businesses and can provide basic goods and services to residential areas. Developments within this zone should be designed for a sensitive transition between commercial and residential uses.

PROPERTY HISTORY

December 11, 1978 – This property was annexed into the City with the Lehi Meadows Addition.

April 21, 2022 - a general plan amendment was approved changing the General Plan designation to Neighborhood Commercial (NC) with intentions of building a childcare center.

REPORT ANALYSIS

The applicant is seeking review and recommendation of a proposed zone change from A-1 (Agriculture) to NC (Neighborhood Commercial) on 1.63 acres located at approximately 860 N 2300 W. As per a previous development agreement with Lehi City, a zone change to NC was required and a stipulation was put in place that the NC zoning will only allow for a childcare center on the property. The proposed zone change is consistent with the General Plan designation of Neighborhood Commercial for the property.

The DRC reviewed the proposed Zone Change and had one redline comment pertaining to water dedication, and one comment relating to Code Enforcement compliance. The property has been used for RV storage which is not allowed in the NC zone. The DRC comments are as follows:

1. As a condition of recording the zone change ordinance, water dedication will be required. The amount of water for the NC Zone is 1.35 acre feet per acre of culinary water and 1.25 acre feet per acre of irrigation water.
2. Property needs to be brought into compliance before recording the zone change.

Please consider DRC comments in the motion.

SCOPE OF APPROVAL

Zone changes that follow the General Plan must be approved unless there is significant evidence that doing so will have a negative impact on the health, safety, or welfare of residents.

This is a public hearing item, meaning the public can speak on this item. Comments should focus on negative impacts that could take place with the zone change.

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may move to recommend approval or denial of the proposed zone change. Any motion should include findings. Possible findings include:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan;
3. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The overall community benefit of the proposed amendment.

Gordon Commercial Zone Change
DRC Redline Comments

Kevin & Sarah Gordon- requests review of the Gordon zone change on 1.63-acres located at 860 North 2300 West changing the zoning from A-1 (agriculture) to NC (Neighborhood Commercial).

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth
Assigned Planner: Jacob
Representatives of the Applicant Present: Kevin & Sarah Gordon
Date of Plans Reviewed: 1/22/24
Time Start: 2:31 pm
Time End: 2:35 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary – Building/Inspections:
1. Property needs to be brought into compliance before recording the zone change.

Shelbey – Public Works: No comments
Brad – Engineering: No comments
Kim – Planning:
2. As a condition of recording the zone change ordinance, water dedication will be required. The amount of water for the NC Zone is 1.35 acre feet per acre of culinary water and 1.25 acre feet per acre of irrigation water.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON FEBRUARY 22, 2023.

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

We would like to change the zoning of the lot located at 860 N 2300 W in Lehi as per the Gordon Development Agreement with Lehi City. The current zoning is A-1 and the new zoning would be NC. As per the development agreement with Lehi City the new NC zoning would only allow use for a childcare center.

This location on 2300 W allows for easy access to families in the community who have to commute to work. The location has quick access to I-15 and also both east and west sides of Lehi. It is important to us that the center fits well into the surrounding neighborhood and the community of Lehi. We chose this lot not only for the easy access but also because of its large size which would have little impact on the surrounding area.

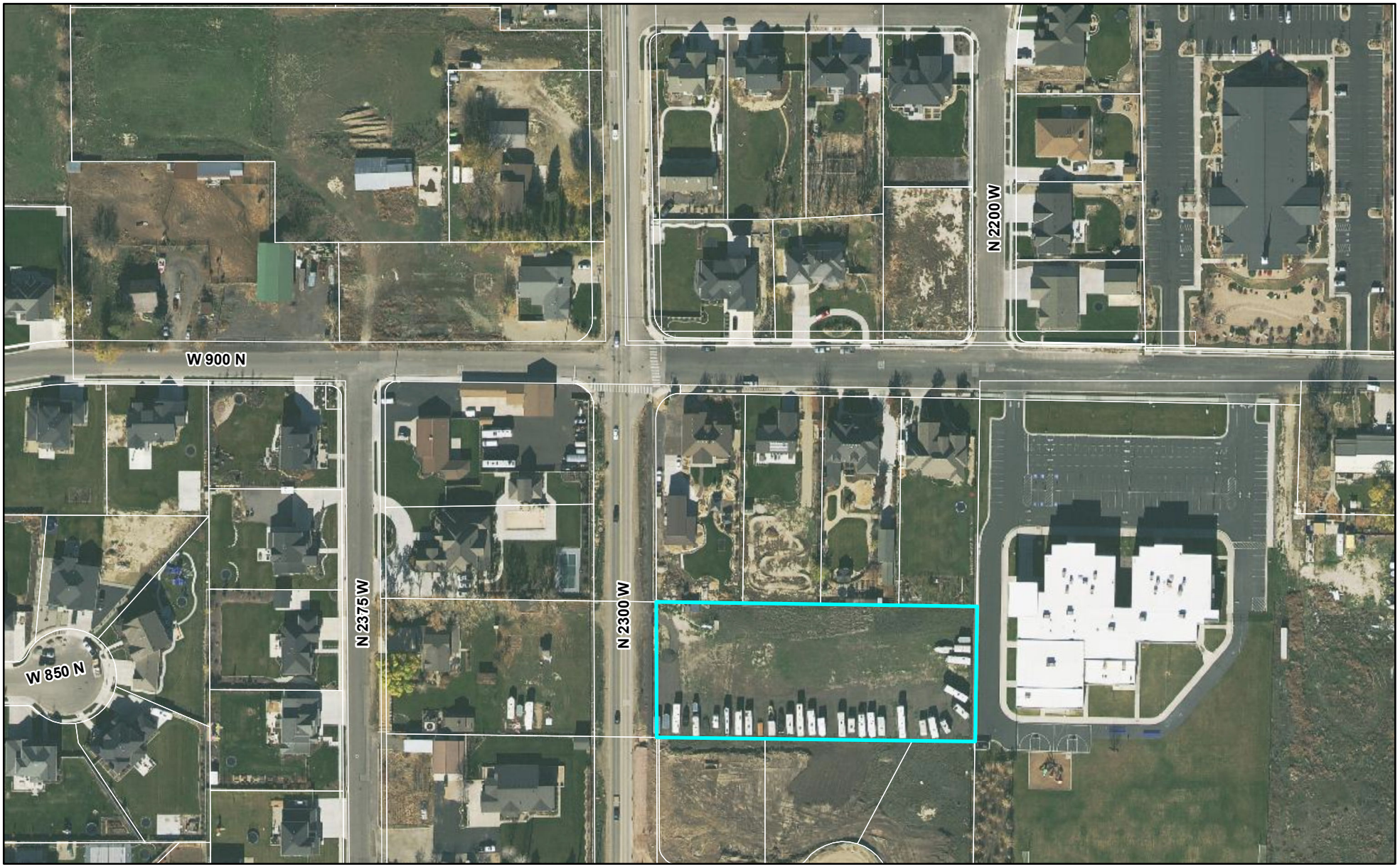

PUBLIC
HEARING


51


PUBLIC
HEARING

Gordon Zone Change

Aerial

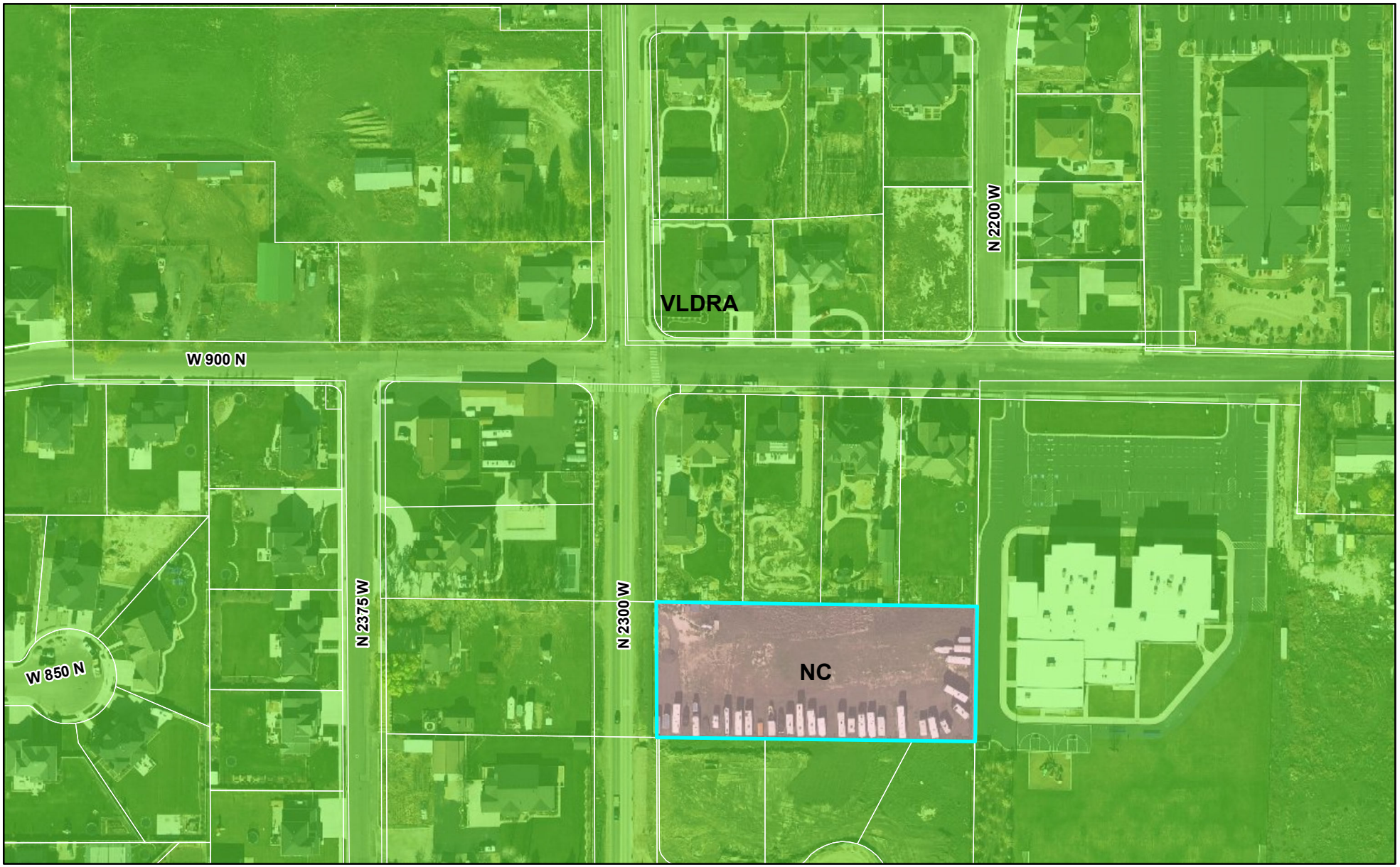


0 210 420 Feet

LEHI CITY

Gordon Zone Change

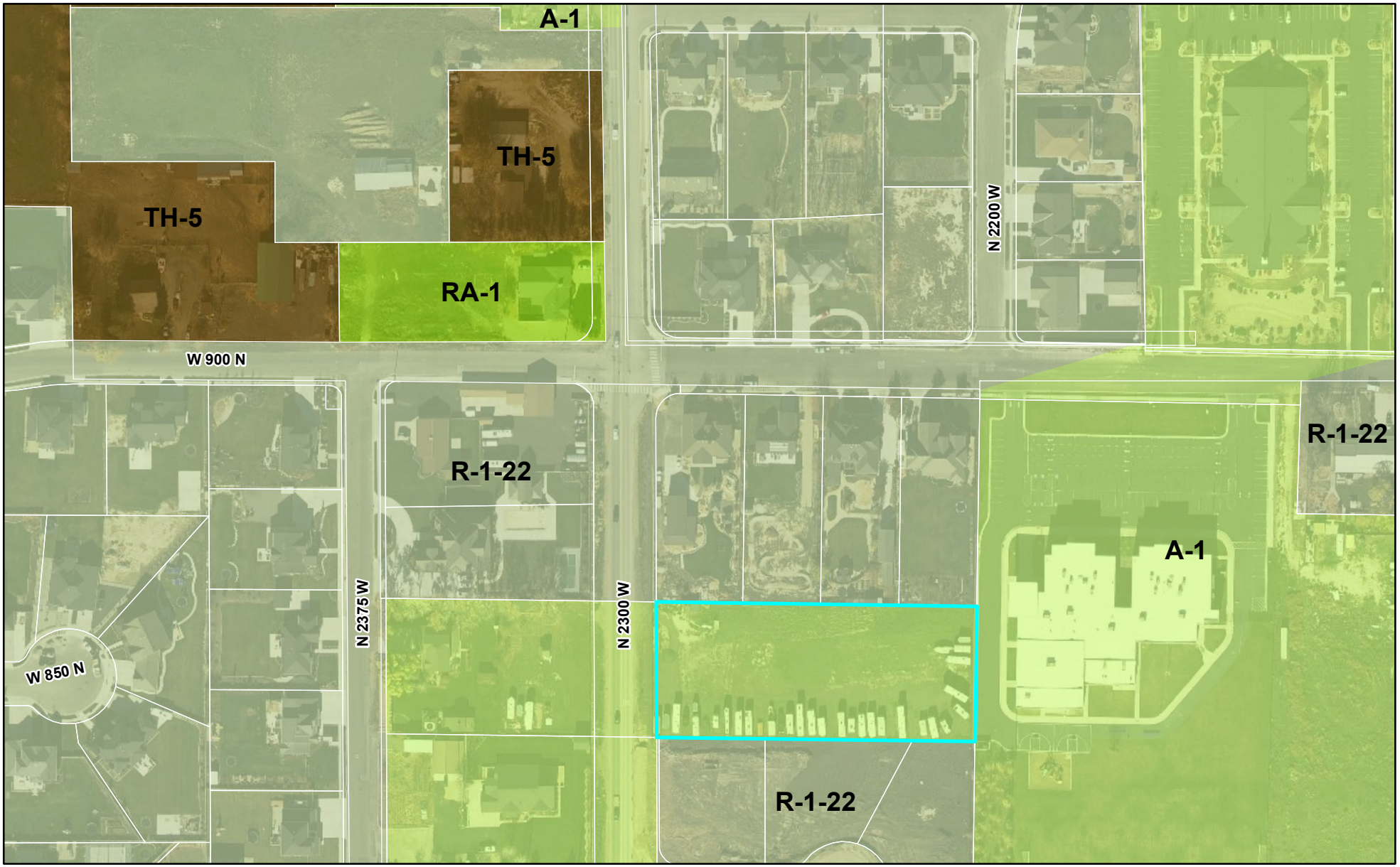
General Plan



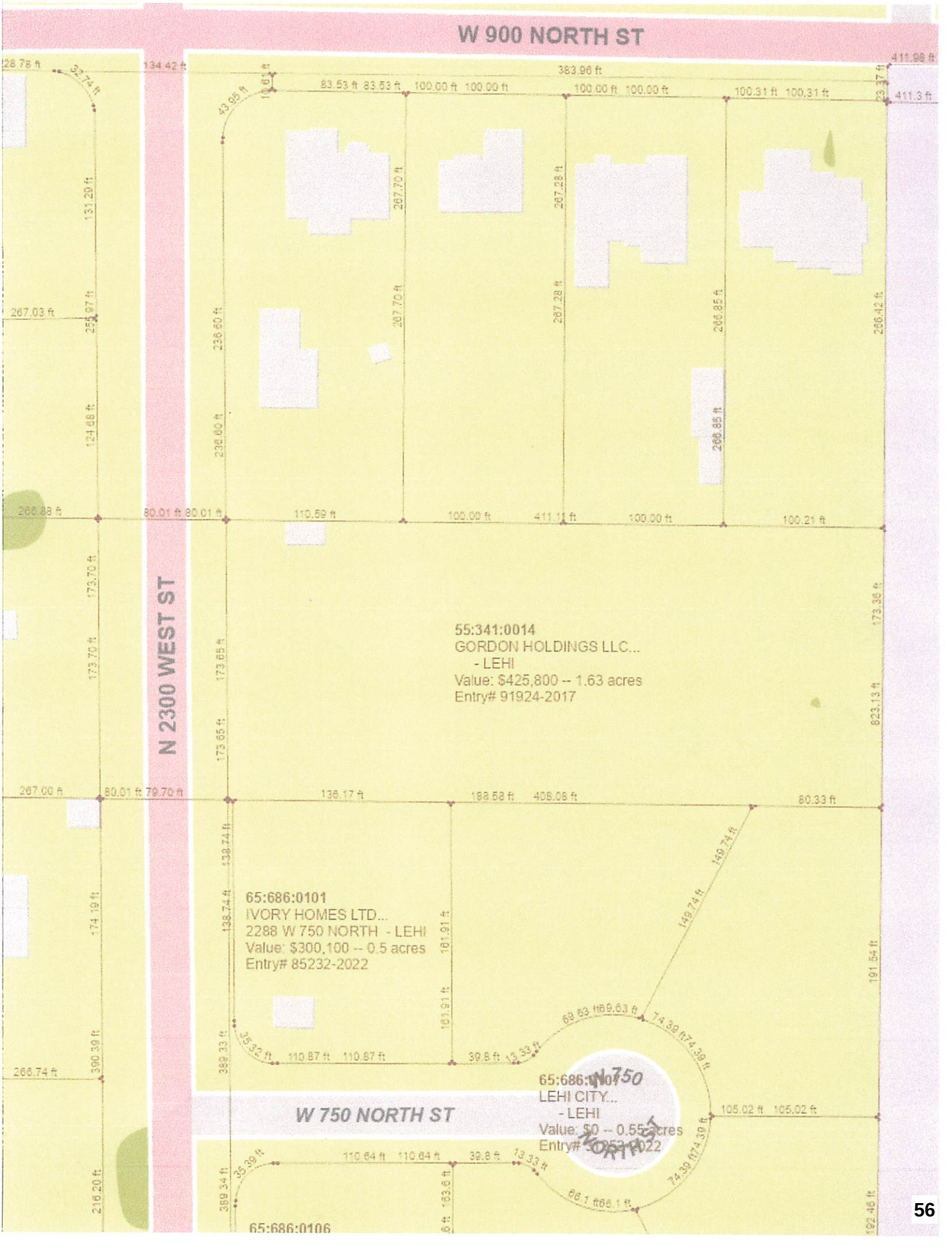
LEHI CITY

Gordon Zone Change

Zoning



LEHI CITY


W 900 NORTH ST
N 2300 WEST ST
W 750 NORTH ST
55:341:0014
GORDON HOLDINGS LLC...
- LEHI
Value: $425,800 -- 1.63 acres
Entry# 91924-2017
65:686:0101
IVORY HOMES LTD...
2288 W 750 NORTH - LEHI
Value: $300,100 -- 0.5 acres
Entry# 85232-2022
65:686:0107
LEHI CITY...
- LEHI
Value: $0 -- 0.55 acres
Entry# 30053-2022
65:686:0106

Agenda Item No: 3.4

Planning Commission Agenda Item Report

Meeting Date: February 22, 2024
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of Garrett Cammans' request for review of the Cammans zone change on 0.61-acres located at 1403 North 2020 West changing the zoning from A-1 (agriculture) to R-1-22 (residential/agriculture).

Suggested Action:

Attachments:

Cammans ZC 1.pdf

Cammans ZC 2.pdf

CAMMANS ZONE CHANGE
PLANNING COMMISSION REPORT

Applicant	Garrett Cammans		
Meeting Date	February 22, 2024		
Requested Action/Purpose	Public hearing, review, and recommendation of a proposed zone change		
Decision Type	Legislative		
Location	1403 N 2020 W		
Acreage	0.61 acres		
Existing Zoning	A-1		
Existing General Plan Land Use Designation	VLDRA		
Proposed Zoning Designation	R-1-22		
Existing Land Use	Single family residential		
Adjacent Zoning and Land Use	*North*	A-1	Single family residential
	South	R-1-22	Staten Farms Plat A Subdivision
	East	RA-1	Scottfield Acres Subdivision
	West	A-1	Single family residential
Date of DRC Review	February 7, 2024		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Public hearing, review, and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

From Section 04.060 Criteria for Approval, of the Lehi City Development Code, the Planning Commission should consider the following factors, among others, when reviewing a zone amendment:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan;
3. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety, and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

APPLICABLE GENERAL PLAN GOALS AND POLICIES

RESIDENTIAL DEVELOPMENT
Accommodate a range of housing and neighborhood types suitable for a variety of lifestyles, ages, affordability levels, and design options.

PROPERTY HISTORY

December 11, 1978 Property was included as part of the Lehi Meadows Addition.

October 12, 2023 The Homestead Estates 2-Lot Subdivision was approved by the Planning Commission.

REPORT ANALYSIS

The applicant is seeking review and recommendation of a proposed zone change from A-1 to R-1-22 on 0.61 acres of property located at approximately 1403 North 2020 West. The General Plan designation of VLDRA is consistent with the zone change request.

At DRC, Staff realized that a zone change was needed on the Lot 102 portion of the Homestead Estates Plat amendment so that each lot met the zoning requirements. That lot was not over an acre, which made this zone change request necessary. The City Council will need to approve this zone change, water will need to be dedicated, and the zone change be recorded with Utah County before the plat amendment can also record.

The DRC reviewed the proposed zone change and had two redline comments.

1. As a condition of recording the Zone Change Ordinance and as a condition of recording the plat amendment, the owner needs to complete the required water dedication for the R-1-22 Zone. The amount of culinary water is 0.79 acre feet per acre and irrigation water is 2.90 acre feet per acre.
2. We will need a legal description for this since the plat amendment will record after the zone change so right now it is still part of the larger lot- lot 101

Please consider the DRC comments in the motion.

SCOPE OF APPROVAL

Zone changes that follow the General Plan must be approved unless there is significant evidence that doing so will have a negative impact on the health, safety or welfare of residents.

This is a public hearing item, meaning the public can speak on this item. However, the public should realize that the zone change cannot be denied simply because they do not like the proposed development. Comments should focus on negative impacts that would take place with the zone change.

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may move to recommend approval or denial of the proposed zone change. Any motion should include findings. Possible findings include:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan;
3. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses

for nearby and adjoining properties;

6. The overall community benefit of the proposed amendment.

Cammans Zone Change
DRC Redline Comments

Garrett Cammans- requests review of the Cammans zone change, changing the zoning on 0.61 acres of property at 1403 N 2020 W from A-1 to R-1-22.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth
Assigned Planner: Jacob
Representatives of the Applicant Present: None
Date of Plans Reviewed: 1/31/24
Time Start: 1:02 pm
Time End: 1:05 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary – Building/Inspections: No comments
Shelbey– Public Works: No comments
Brad – Engineering: No comments
Kim – Planning:

1. As a condition of recording the Zone Change Ordinance and as a condition of recording the plat amendment, the owner needs to complete the required water dedication for the R-1-22 Zone. The amount of culinary water is 0.79 acre feet per acre and irrigation water is 2.90 acre feet per acre.
2. We will need a legal description for this since the plat amendment will record after the zone change so right now it is still part of the larger lot- lot 101

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON FEBRUARY 22, 2024
(NEED ENVELOPES BEFORE SCHEDULING)

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

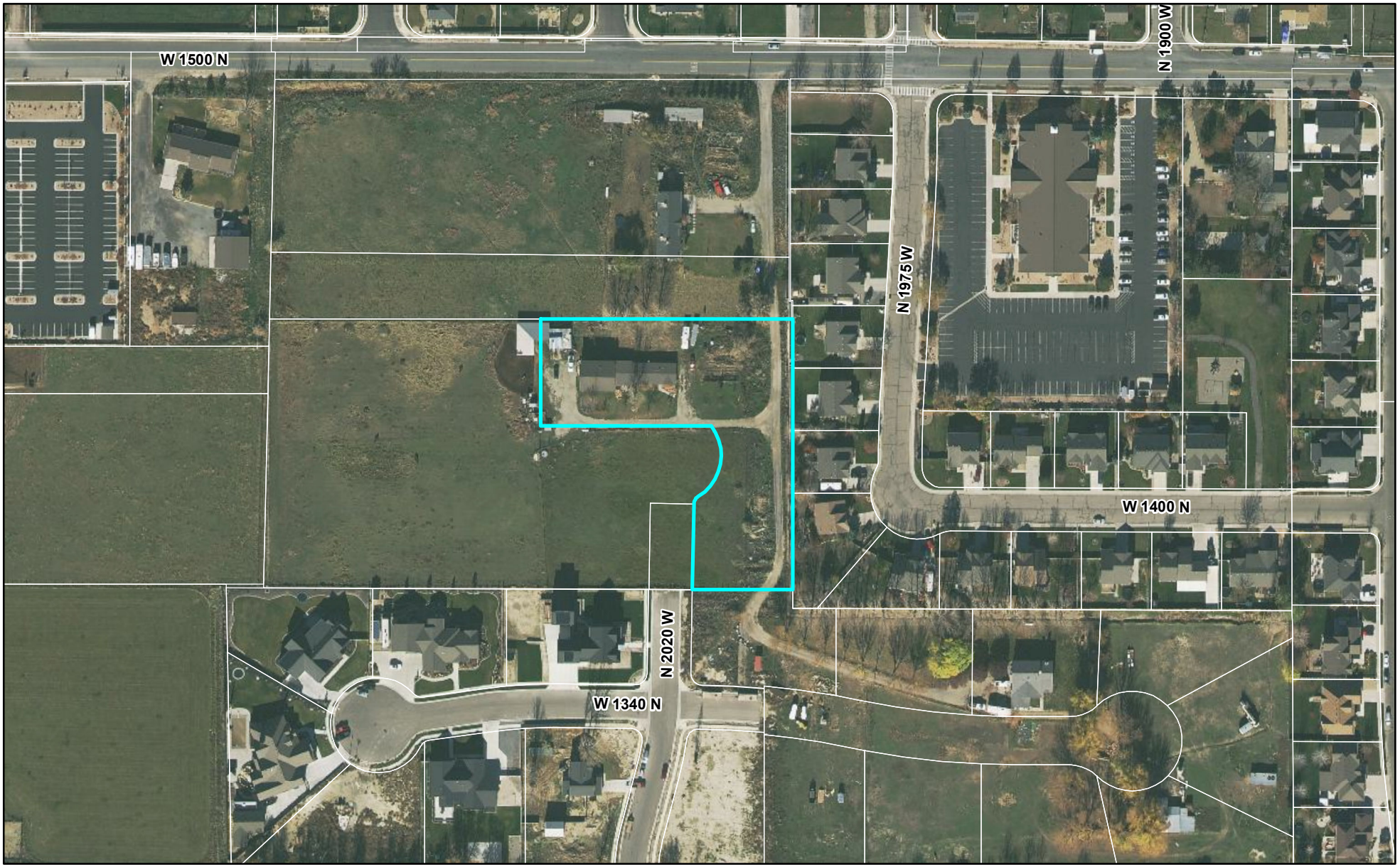

PUBLIC HEARING
PUBLIC HEARING




PUBLIC
HEARING
PUBLIC
HEARING

Homestead Estates Plat Amendment & Cammans Zone Change

Aerial



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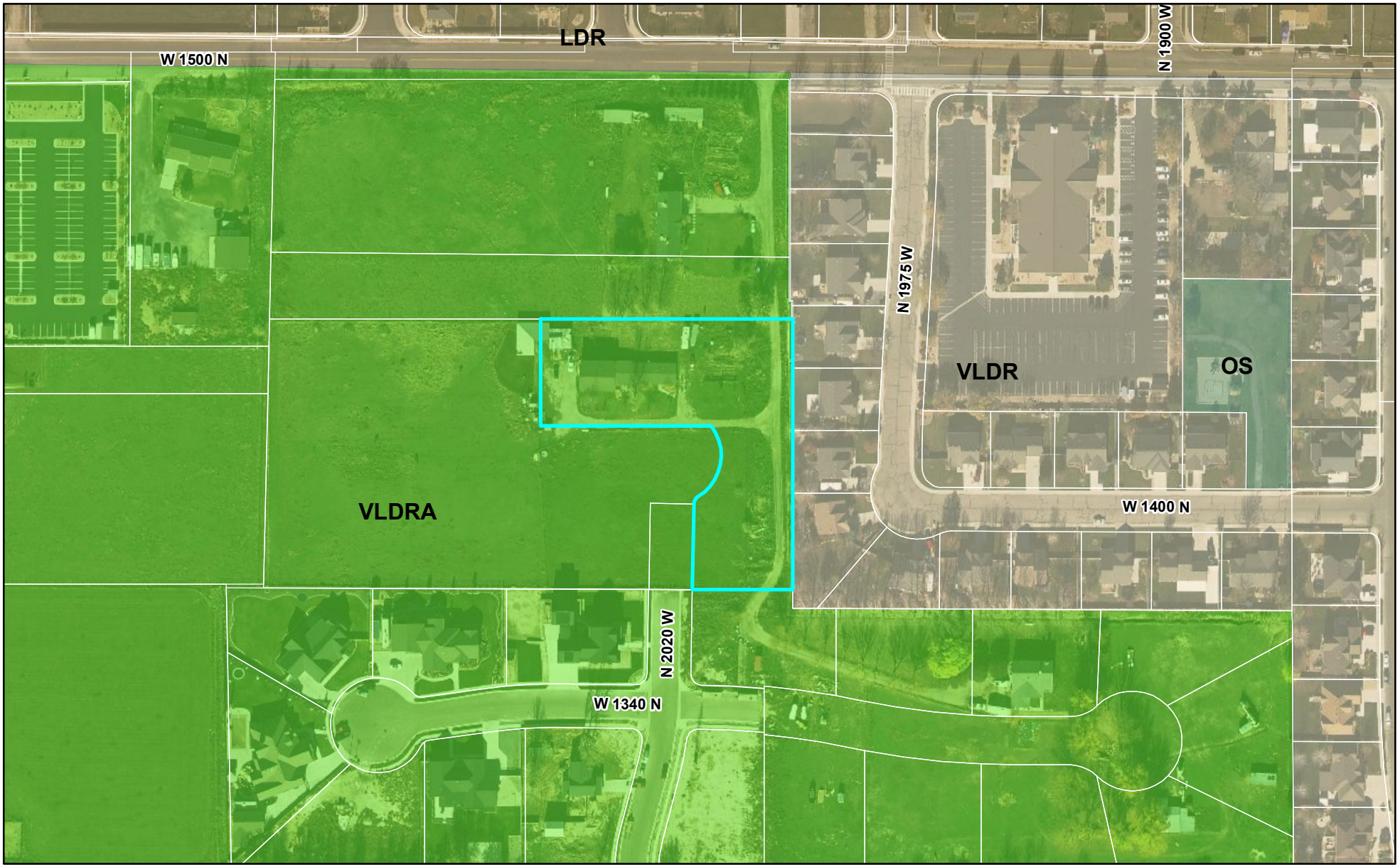
LEHI CITY

Homestead Estates Plat Amendment & Cammans Zone Change

General Plan



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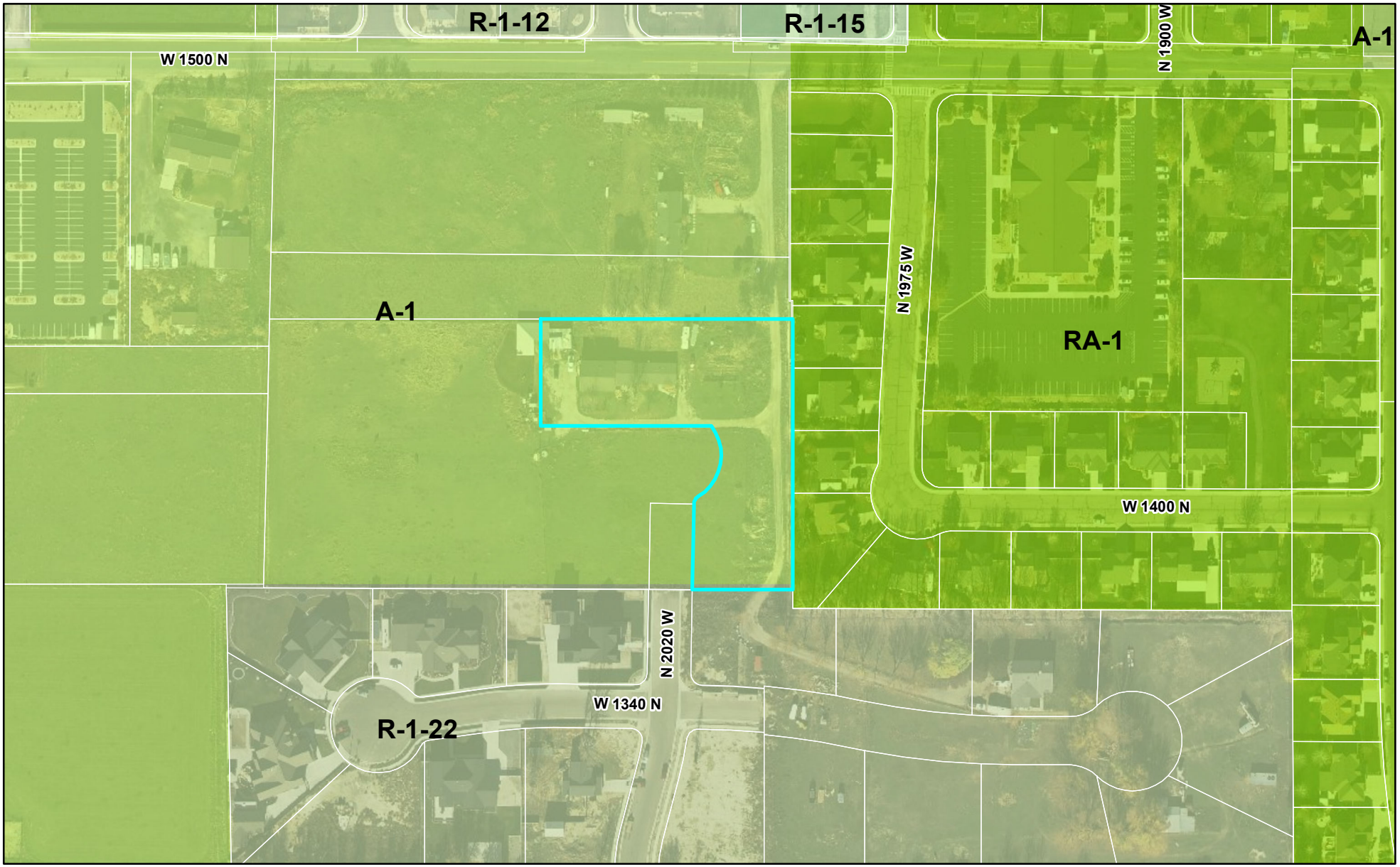
LEHI CITY

Homestead Estates Plat Amendment & Cammans Zone Change

Zoning

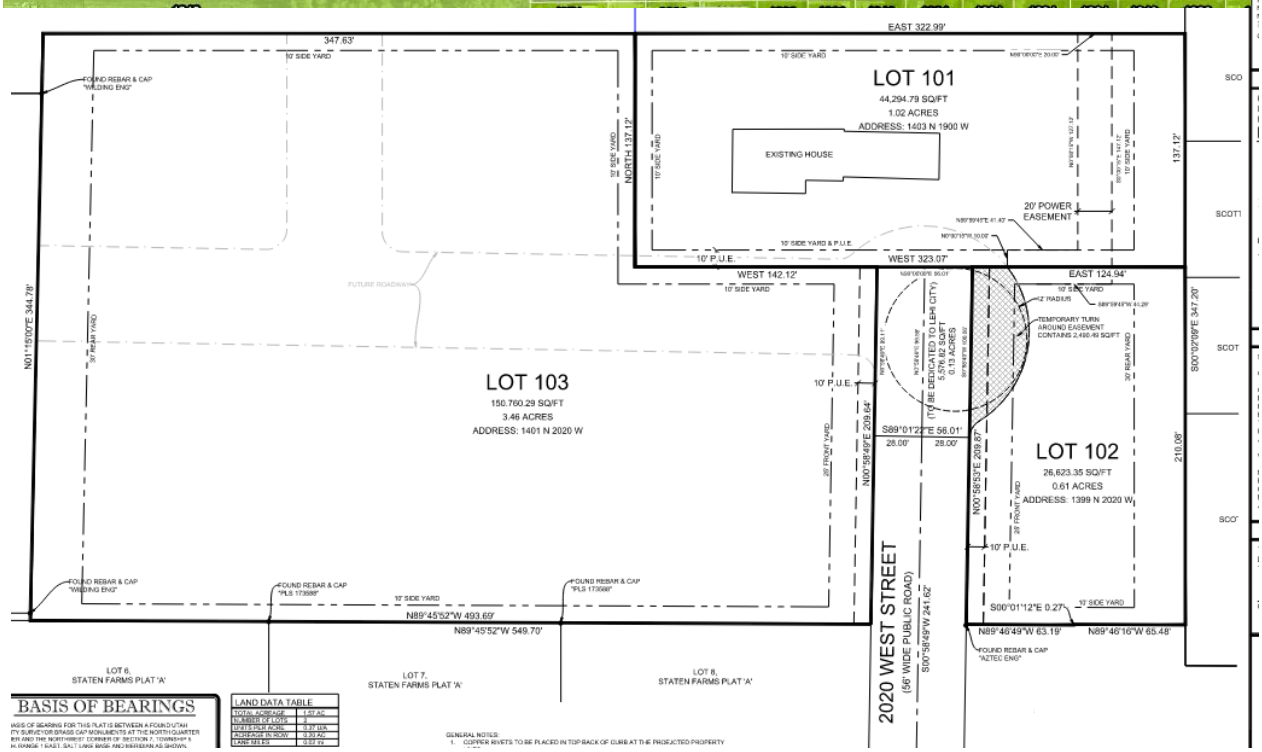


LEHI CITY

Cammans Zone Change Narrative

At DRC, we realized that I need to do a zone change on the Lot 102 portion of the Homestead Estates Plat amendment. The zone change is for .60 acres and will change the zoning from A-1 to R-1-22. This request is consistent with the General Plan designation of VLDRA.





Agenda Item No: 3.5

Planning Commission Agenda Item Report

Meeting Date: February 22, 2024
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and consideration of Garrett Cammans' request for approval of a Plat Amendment for Homestead Estates located at 1403 North 2020 West, creating three lots to replace the two existing lots.

Suggested Action:

Attachments:

Homestead 1.pdf

HOMESTEAD ESTATES SUBDIVISION PLAT AMENDMENT
PLANNING COMMISSION REPORT

Applicant	Garrett Cammans		
Meeting Date	February 22, 2024		
Requested Action/Purpose	Approval of a proposed plat amendment		
Location	1403 N 2020 W		
Existing General Plan Designation	VLDRA		
Existing Zoning	A-1		
Existing Land Use	Single family residential		
Number of Lots/Units	3 lots		
Adjacent Zoning and Land Use	*North*	A-1	Single family residential
	South	R-1-22	Staten Farms Plat A Subdivision
	East	RA-1	Scottfield Acres Subdivision
	West	A-1	Single family residential
Date of DRC Review	January 31, 2024		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.330. Vacating, Altering, or Amending a Recorded Subdivision Plat. (Amended 01/23/24)

The Planning Commission, following review by the Reviewing Departments, shall be the Land Use Authority for approving any proposed vacation, alteration, or amendment of a subdivision plat, any portion of a subdivision plat, or any road or lot contained in a subdivision plat. The Planning Commission shall follow all requirements and procedures identified in Utah State Code Section 10-9a-608.

PROPERTY HISTORY

December 11, 1978 Property was included as part of the Lehi Meadows Addition.

October 12, 2023 The Homestead Estates 2-Lot Subdivision was approved by the Planning Commission.

REPORT ANALYSIS

The applicant is requesting approval of a plat amendment to the Homestead Estates Plat B subdivision. This plat amendment is being proposed to change the subdivision from two lots to three lots. The addition of the lot resulted in the needed extension of 2020 West to the property line of the existing home and a bulb temporary turnaround. Like the original subdivision, it will still be required that the road continues to the west and north if any additional subdividing occurs.

These parcels are designated as A-1, meaning the lot size must be a minimum of one acre. Lots 103 and 101 both meet that requirement. At DRC, staff realized that a zone change was needed for Lot 102 to change it to R-1-22 zoning because the lot size was below the one-acre threshold. The zone change will need to be approved by the City Council and recorded at the County before the plat amendment can be recorded.

The DRC had eight redline comments, including the following:

1. On the road dedication note on the roadway area, remove the words "to be" since the dedication will take place as part of the plat recording process.
2. More detailed survey information should be shown on lot 102 to establish the location of the temporary turn around easement - Final Plat
3. Update notes for setbacks on Lot 101. Show front and rear setbacks. 30’ rear and 25’ front.

Please consider all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may move to approve or deny the proposed plat amendment. Any motion should include findings. Possible findings include:

1. The proposed subdivision meets/does not meet the requirements of the Development Code.
2. Other findings based upon information presented at the public meeting.

Homestead Estates
DRC Redline Comments

Garrett Cammans- requests review of a Plat Amendment for the Homestead Estates, creating three lots to replace the two existing lots.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth, Luke Seegmiller
Assigned Planner: Jacob
Representatives of the Applicant Present: Garrett Cammans
Date of Plans Reviewed: 01/24/24
Time Start: 2:45 pm
Time End: 3:25 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments**.** Prior to pre-con: need load sheets for services.
Garion – Fire:
1. Insert temp turnaround detail.

Ryan – Water/Sewer:
2. 2% slope per lehi city standards.
3. label all utilities stub sizes on plan set for lot 102, 103
4. Add note to plans that temporary curb in turn around needs to be Modified Curb.

James – Parks: No comments.
Gary – Building/Inspections: No comments
Shelbey – Public Works: No comments.
Brad – Engineering:
5. More detailed survey information should be shown on lot 102 to establish the location of the temporary turn around easement - Final Plat
6. Update notes for setbacks on Lot 101. Show front and rear setbacks. 30’ rear and 25’ front.
7. Change note to read:
   "Temp. turn around easement (3" thick asphalt or 6" thick concrete sidewalk with 6" Roadbase req'd)." - Site Utility Plan

Luke- Traffic: No comments.
Kim – Planning:
8. On the road dedication note on the roadway area, remove the words "to be" since the dedication will take place as part of the plat recording process.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON FEBRUARY 22, 2024 PENDING SUBMITTAL OF ZONE CHANGE.

PRIOR TO PRECONSTRUCTION AND RECORDING
1. Provide an engineer’s cost estimate for the cost of all improvements to Lehi City Engineering. (Stefanie Daggs- Sdaggs@lehi-ut.gov or 385-201-2523)
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Include surveyor’s and engineer’s stamps and signatures on the construction drawings.
5. Show lot addresses on the final plat (must coordinate with Planning Division).
6. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
7. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
8. Include surveyor’s and engineer’s stamps and signatures on the plat.

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

Agenda Item No: 3.6

Planning Commission Agenda Item Report

Meeting Date: February 22, 2024
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of Rose Alvarado's request for review of the Pineda zone change on 0.65-acres located at 59 North 500 West changing the zoning from RA-1 (residential/agriculture) to Commercial.

Suggested Action:

Attachments:

Pineda ZC 1.pdf

Pineda ZC 2.pdf

PINEDA ZONE CHANGE
PLANNING COMMISSION REPORT

Applicant	Rose Alvarado		
Meeting Date	February 22, 2024		
Requested Action/Purpose	Public hearing, review, and recommendation of a proposed zone change		
Decision Type	Legislative		
Location	59 N 500 W		
Acreage	.65 acres		
Existing Zoning	RA-1		
Existing General Plan Land Use Designation	Commercial		
Proposed Zoning Designation	Commercial		
Existing Land Use	Residential		
Adjacent Zoning and Land Use	*North*	RA-1	Residential Agricultural
	South	MU	Commercial/ Residential
	East	RA-1	Residential Agricultural
	West	A-1	Agricultural
Date of DRC Review	February 7, 2024		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Public hearing, review, and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

From Section 04.060 Criteria for Approval, of the Lehi City Development Code, the Planning Commission should consider the following factors, among others, when reviewing a zone amendment:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan;
3. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety, and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

APPLICABLE GENERAL PLAN GOALS AND POLICIES

COMMERCIAL (C)

The Commercial (C) land use classification is to provide controlled and compatible locations for retail, office, business, and other commercial activities. The classification is intended to enhance employment opportunities, encourage the efficient use of land, enhance property values and the City tax base, and ensure high quality design and function of commercial areas. The Commercial classification may typically include retail sales and services, offices and institutional uses.

PROPERTY HISTORY

June 15, 1872- This property was incorporated with the original boundaries of Lehi City.

REPORT ANALYSIS

The applicant is seeking review and recommendation of a proposed zone change from RA-1 (Residential Agriculture) to Commercial on 0.65 acres located at 59 N 500 W. This will allow the property to facilitate and explore future redevelopment opportunities. This zone change request is in line with the City's General Plan designation for the property. This change is consistent with the surrounding area as well, which has a mix of residential and commercial uses.

There were no DRC comments.

SCOPE OF APPROVAL

Zone changes that follow the General Plan must be approved unless there is significant evidence that doing so will have a negative impact on the health, safety, or welfare of residents.

This is a public hearing item, meaning the public can speak on this item. Comments should focus on negative impacts that could take place with the zone change.

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may move to recommend approval or denial of the proposed zone change. Any motion should include findings. Possible findings include:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan;
3. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The overall community benefit of the proposed amendment.

Pineda Zone Change
DRC Redline Comments

Rose Alvarado- requests review of the Pineda Zone Change, changing the zoning on 0.65 acres of property at 59 N 500 W from RA-1 to Commercial.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, Trent Dyer
Assigned Planner: Jacob
Representatives of the Applicant Present: None
Date of Plans Reviewed: 1/30/24
Time Start: 1:05 pm
Time End: 1:10 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary – Building/Inspections: No comments
Shelbey – Public Works: No comments
Brad – Engineering: No comments
Kim – Planning: No comments

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON FEBRUARY 22, 2024.

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

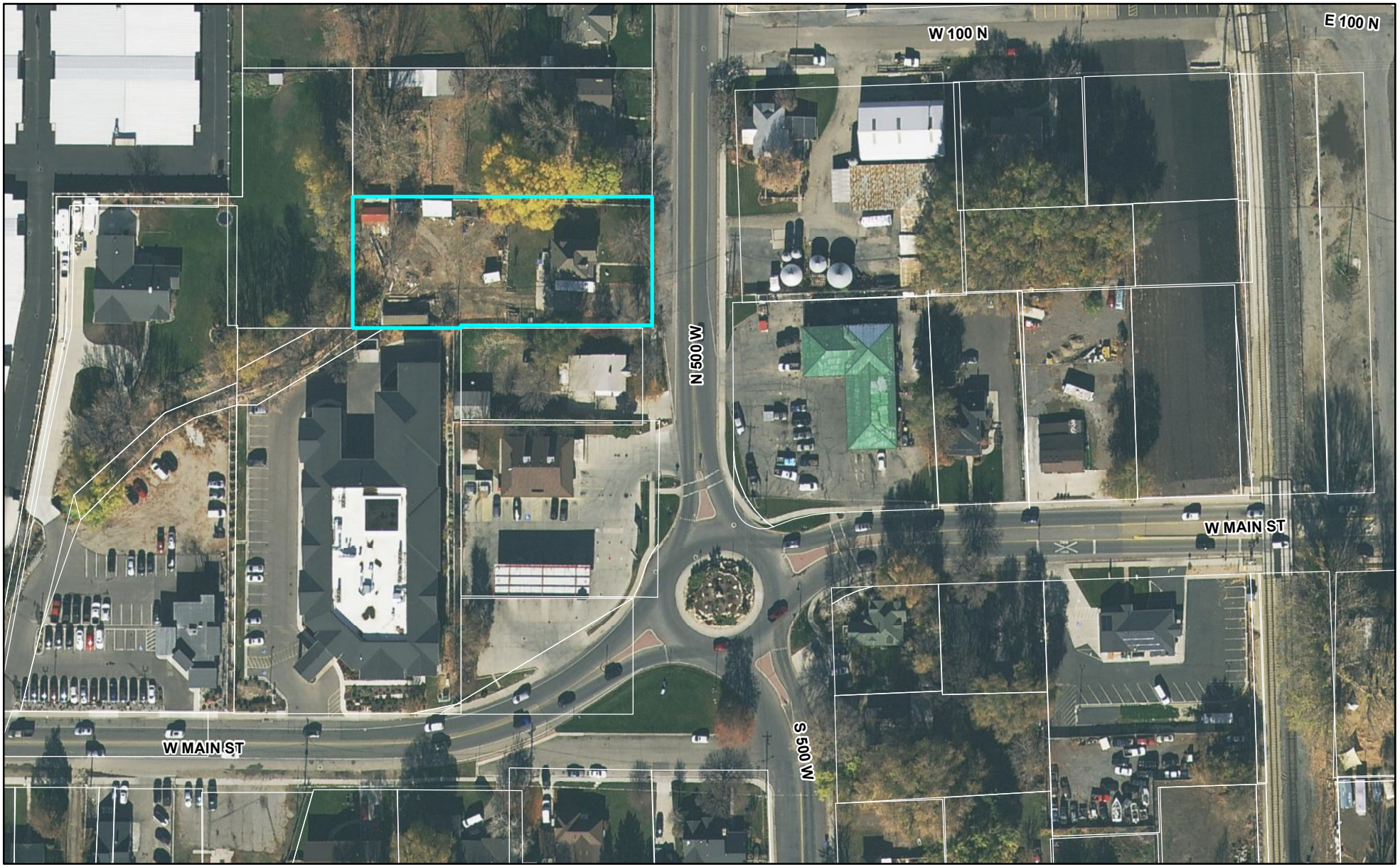

PUBLIC
HEARING
WELCOME


15
PUBLIC
HEARING


WELCOME
PUBLIC
HEARING

Pineda Zone Change

Aerial



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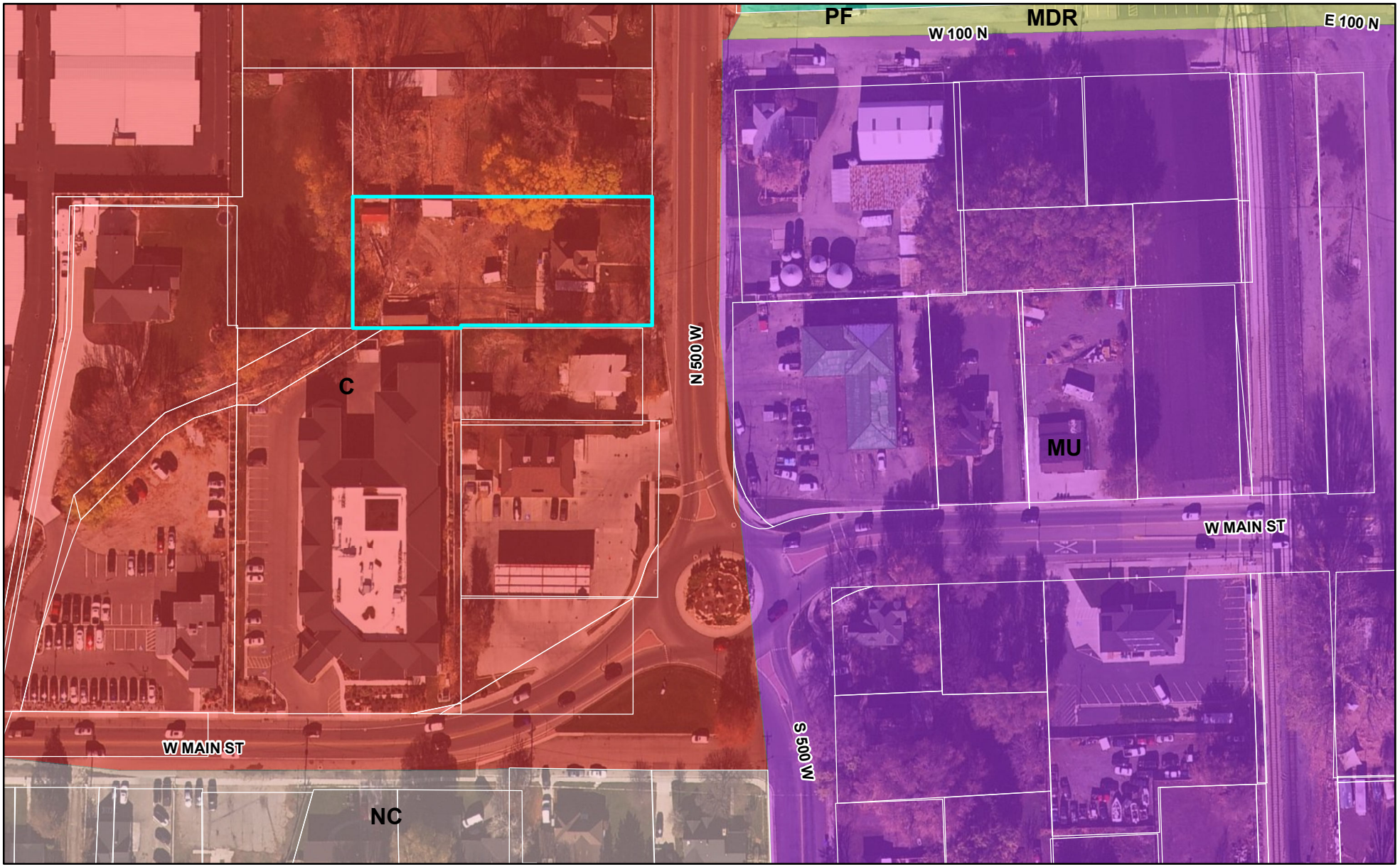
LEHI CITY

Pineda Zone Change

General Plan

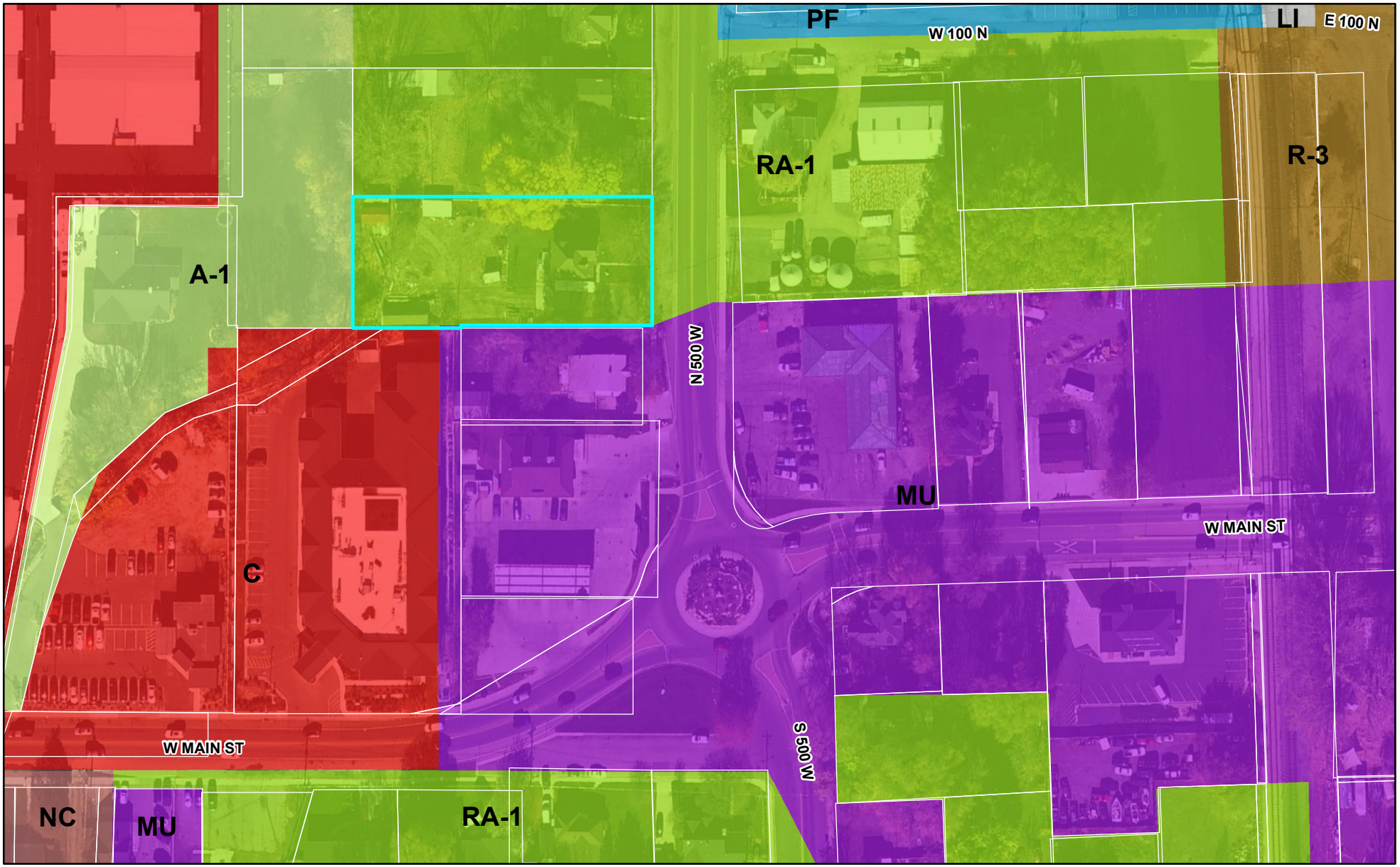


0 140 280 Feet

LEHI CITY

Pineda Zone Change

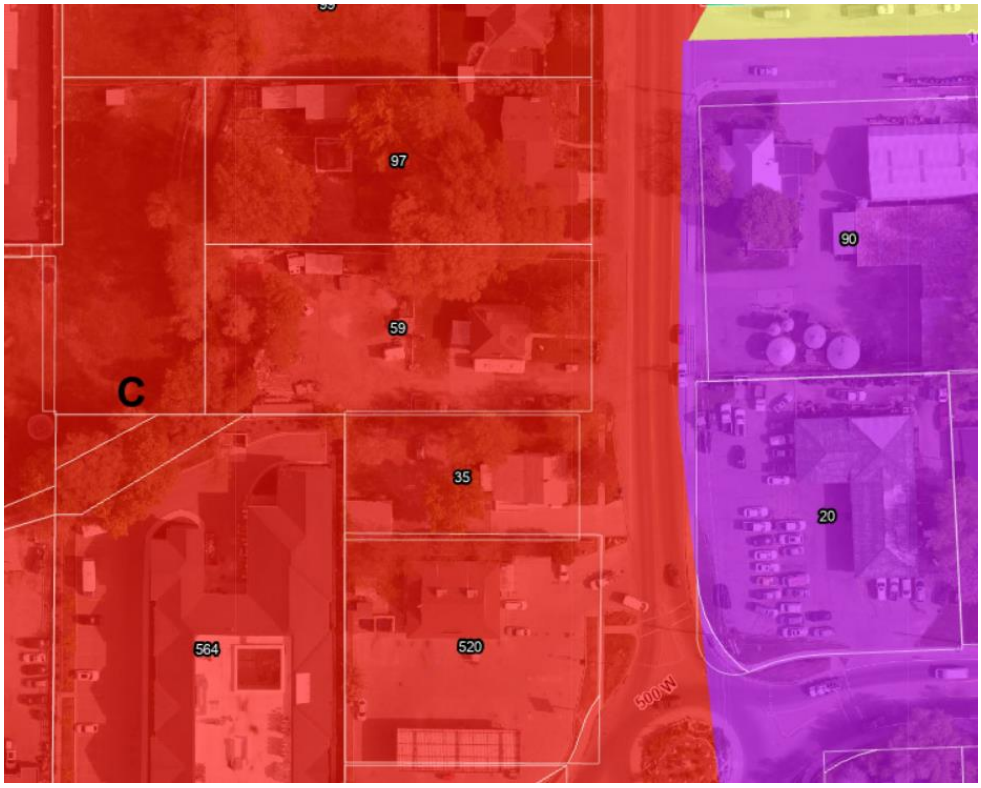
Zone Change



0 140 280 Feet

LEHI CITY

Pineda Zone Change- Narrative: We'd like to rezone the property at 59 N 500 W from RA-1 to Commercial to explore future redevelopment opportunities. This matches the City's General Plan. This change is consistent with the area having a mix of residential and commercial uses.



Current General Plan



Agenda Item No: 3.7

Planning Commission Agenda Item Report

Meeting Date: February 22, 2024
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of Kraig Johnson's request for review of the Hippocrates Cove zone change on 8 acres located at approximately 3333 West 1500 North changing the zoning from TH-5 (transitional holding) to Neighborhood Commercial on 3 acres and R-1-Flex (residential) on 5 acres.

Suggested Action:

Attachments:

Hippocrates ZC 1.pdf

Hippocrates ZC 2.pdf

HIPPOCRATES SUBDIVISION ZONE CHANGE
PLANNING COMMISSION REPORT

Applicant	Kraig Johnson		
Meeting Date	February 22, 2024		
Requested Action/Purpose	Public hearing, review, and recommendation of a proposed zone change		
Decision Type	Legislative		
Location	Approximately 3333 West 1500 North		
Acreage	8 acres		
Existing Zoning	TH-5		
Existing General Plan Land Use Designation	Neighborhood Commercial and LDR		
Proposed Zoning Designation	Neighborhood Commercial and R-1-Flex		
Existing Land Use	Single-family residential		
Adjacent Zoning and Land Use	*North*	PF	Future high school
	South	R-1-8	Future River Point phase
	East	TH-5	Protected natural area
	West	PF	Fire Station 84
Date of DRC Review	January 17, 2024		
Assigned Planner	Katie Bussell		

REQUIRED ACTION

Planning Commission	Public hearing, review, and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

From Section 04.060 Criteria for Approval, of the Lehi City Development Code, the Planning Commission should consider the following factors, among others, when reviewing a zone amendment:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan;
3. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety, and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

APPLICABLE GENERAL PLAN GOALS AND POLICIES

LOW DENSITY RESIDENTIAL (LDR)

The Low Density Residential (LDR) classification provides for predominantly single family residential areas and single family dwelling units with an overall neighborhood density not to exceed 4 units per acre.

NEIGHBORHOOD COMMERCIAL (NC)

The Neighborhood Commercial (NC) classification is to allow for smaller-scale retail and service-oriented businesses and can provide basic goods and services to residential areas. Developments within this zone should be designed for a sensitive transition between commercial and residential uses.

PROPERTY HISTORY

December 16, 2020	Kraig Johnson bought the property.
January 25, 2022	Lehi City General Plan adopted by City Council.

REPORT ANALYSIS

The applicant is seeking review and recommendation of a proposed zone change from Transitional Holding (TH-5) to R-1-Flex and Neighborhood Commercial. Specifically, five acres of the property are being proposed to change to R-1-Flex to facilitate the construction of a 12-lot single-family subdivision, and three acres will remain on the west of the property to be changed to Neighborhood Commercial. This is consistent with the General Plan as a portion of the property is designated as Low Density Residential (LDR) and the other is designated as Neighborhood Commercial. R-1-Flex falls within the General Plan designation of Low Density Residential. LDR has a maximum density of 4 units an acre, while R-1-Flex has a maximum density of 3.5 units an acre. Therefore, the requested zone change meets the General Plan.

DRC Comments
There was one DRC comment pertaining to water dedication. Please consider this in your motion.

SCOPE OF APPROVAL

Zone changes that follow the General Plan must be approved unless there is significant evidence that doing so will have a negative impact on the health, safety, or welfare of residents.

This is a public hearing item, meaning the public can speak on this item. Comments should focus on negative impacts that could take place with the zone change.

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may move to recommend approval or denial of the proposed zone change. Any motion should include findings. Possible findings include:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan;
3. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The overall community benefit of the proposed amendment.

Hippocrates Cove Zone Change
DRC Redline Comments

Kraig Johnson requests review of the Hippocrates Cove Zone Change, changing 8-acres located at approximately 3400 West 1500 North changing the zoning from TH-5 to Neighborhood Commercial and R-1-Flex.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth
Assigned Planner: Katie
Representatives of the Applicant Present: Kraig Johnson, Hua
Date of Plans Reviewed: 1/8/24
Time Start: 1:45 PM
Time End: 1:47 PM

DRC REDLINE COMMENTS:
Glade – Power: No comments.
Garion – Fire: No comments.
Ryan – Water/Sewer: No comments.
James – Parks: No comments.
Gary – Building/Inspections: No comments.
Shelbey– Public Works: No comments.
Brad – Engineering: No comments.
Kim – Planning:

1. Water dedication will be required as a condition of recording the zone change ordinance. The rates will be:
    a. R-1-Flex
        i. Culinary – 1.58 acre feet/acre
        ii. Irrigation – 2.11 acre feet/acre
    b. Neighborhood Commercial
        i. Culinary – 1.35 acre feet/acre
        ii. Irrigation – 1.25 acre feet/acre

Consistency with the elements of the Lehi City General Plan.

This area has a proposed LDR designation on the General Plan that has been filed concurrently.

Effect of the proposed amendment on the existing goals, objectives, and policies of the Lehi City General Plan.

From the Lehi City General Plan Land Use Element the following goals and policies related to development should be considered:

1. Maximize opportunities to create an overall pattern of planned and orderly development with a system of land uses, adequately and efficiently served by a balanced and energy-efficient system of transportation, and community services that are sensitive to the natural physical qualities of the area.

2. Provide diverse economic and employment opportunities and encourage multiple scales of commercial development to serve the needs of the region, the community, and individual neighborhoods.

3. Promote variety in commercial spaces, densities, and locations.

THIS ITEM WILL MOVE FORWARD TO PLANNING COMMISSION WHEN CONCURRENT CONCEPT PLAN IS READY.

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

Request for Zoning Change and Planned Unit Development (PUD) for Johnson Farm

This zoning change and PUD request is for the Johnson Farm located at 3333 West 1500 North, Lehi. The parcel number is 58:025:0036 with total acreage of 8.35 and TH-5 zoning. The western 3 ac is proposed zoned NCN (neighborhood commercial) and the eastern 5 ac is proposed zoned LDR under current general plan. We request zoning changes for western 3 ac to NCN, eastern 5 ac to LDR (R-1-Flex) and approval of PUD for the eastern 5 ac. We have been discussing the eastern 5 acres PUD with Lehi City Planning Commission and considering this is an INFILL project. The north of proposed site is 1500 North Road, the east and south of site is Jordan River, the west project site is NCN and Edge Homes River Point. A total of 11 lots are proposed with minimum lot size of 8937 sq ft and maximum lot size of 37280 sq ft. The proposed pavement is 0.4 ac, open space is approximately 1 ac. The unit per acre is roughly 2.2. The proposed project does not exceed the density allowed by the underlying zoning district (R-1-Flex). This is a secluded subdivision with private gate and open space for residence enjoy the beauty of Jordan River. With fast development of Lehi City, newly constructed Intermountain Primary Children Hospital is less than one mile away, and future University of Utah Hospital in a short distance, this subdivision is a unique site, providing modern high quality of residential houses as shown in the enclosed pictures. All proposed 11 lots are not within the 100-Year flood plain as shown on FEMA Flood Insurance Rate Map. Lots 1 – 6 are in the Jordan River Protection Overlay Zone, and we are aware no permanent buildings shall be placed within 50 feet of the top of riverbank. The provided open space is roughly 1 ac as shown in preliminary site plan green, which is approximately 20% of the proposed site and will be maintained as the Jordan River natural looking. The street will be gated and is privately owned by Hippocrates Home Owner Association (HHOA). HHOA is responsible for maintaining open space, private street, 6’ walkway and the dock of Jordan River. No public parking and access will be provided.

This PUD development (Hippocrates Cove Subdivision) will proceed in two phases. The street, and all utilities, as well as lots 1 through 7 will be part of Phase 1. Lots 8 through 11 will be Phase 2.

Modern style architecture will be outlined in the CCR’s. It is anticipated that each home will have a unique architectural design.

In summary, we request the western 3 ac change from TH-5 to NCN and request eastern 5 ac to change zoning from TH-5 to R-1-Flex and approval of a Planned Unit Development.

Sincerely,



January 5, 2024

KraigJ@gmail.com

Cell # 801-808-7110

Enclosed maps:

Utah County Parcel Map

Hippocrates Cove Subdivision Site Plan

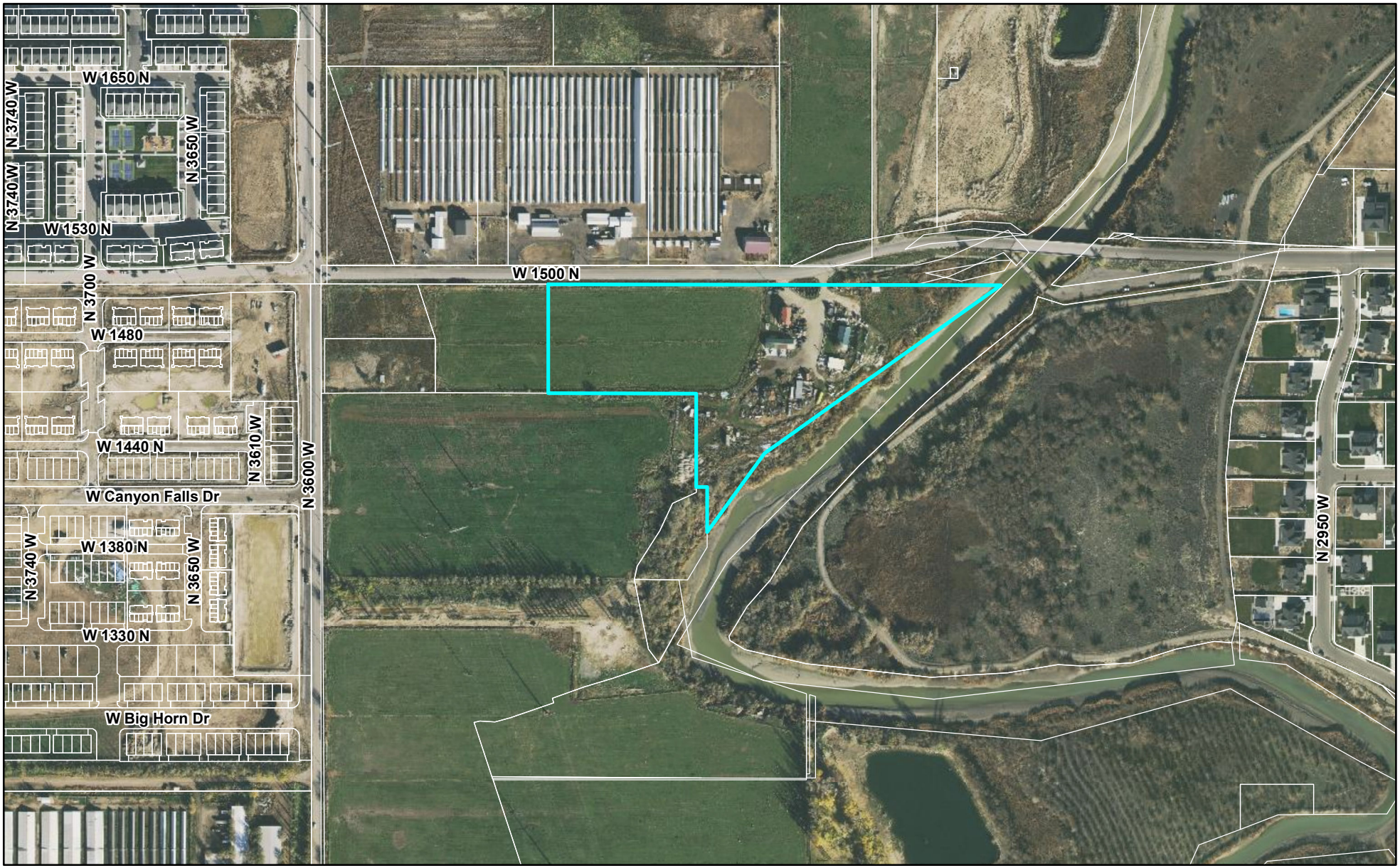

PUBLIC
HEARING
PUBLIC
HEARING


PUBLIC HEARING
PUBLIC HEARING


PUBLIC
HEARING
PUBLIC
HEARING

Hippocrates Subdivision

Aerial Map

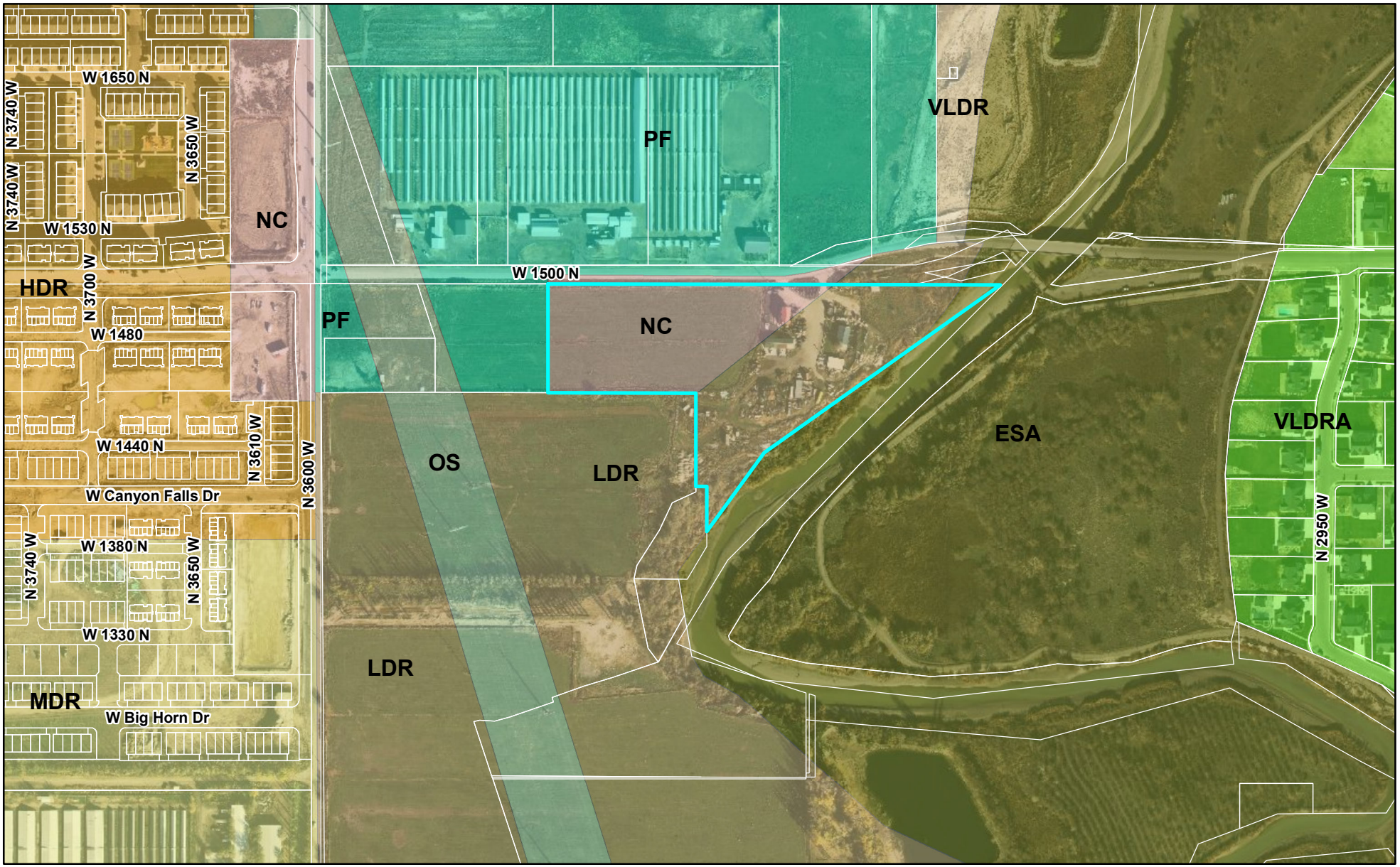


0 440 880 Feet

LEHI CITY

Hippocrates Subdivision

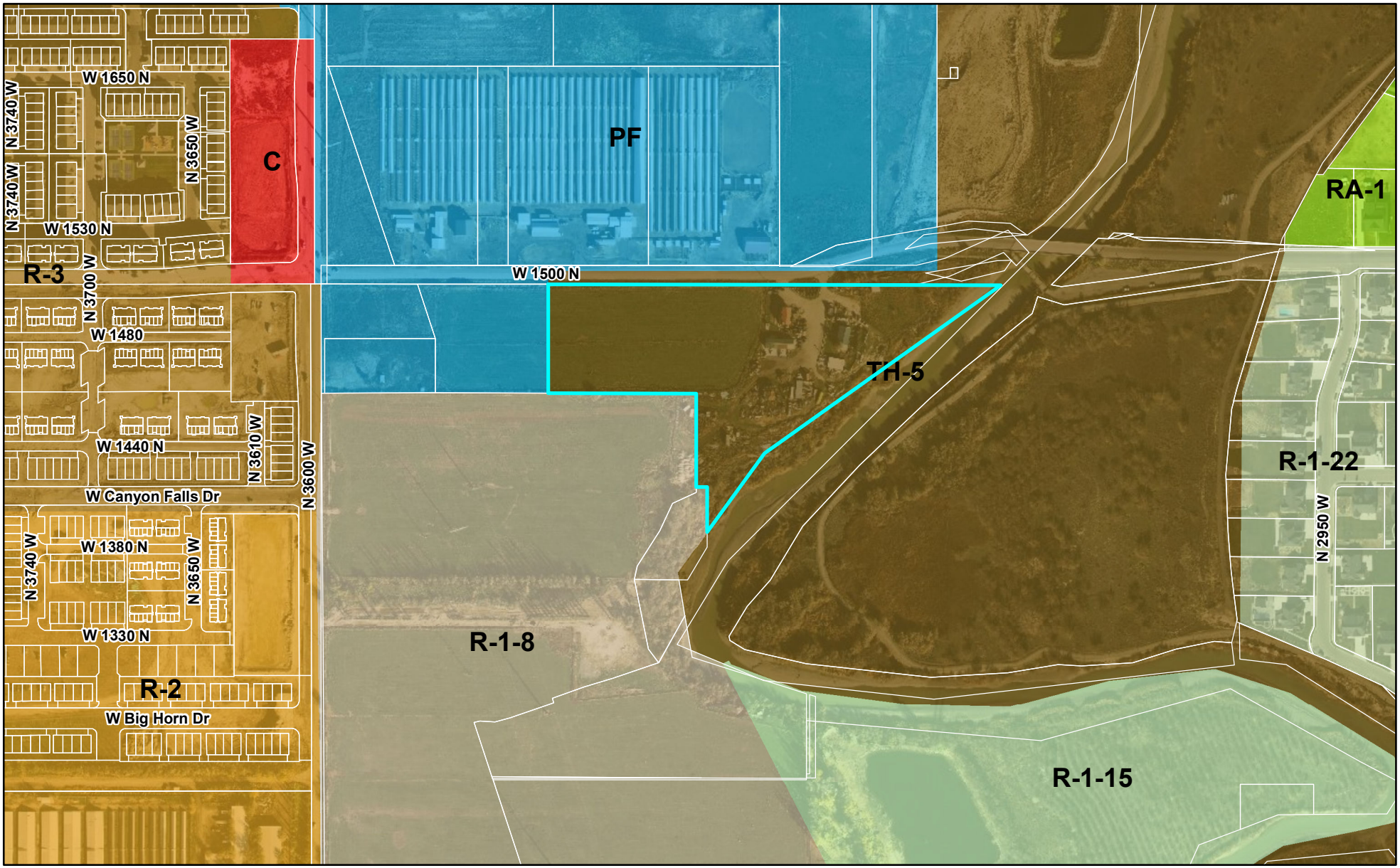
General Plan



LEHI CITY

Hippocrates Subdivision

Zoning Map



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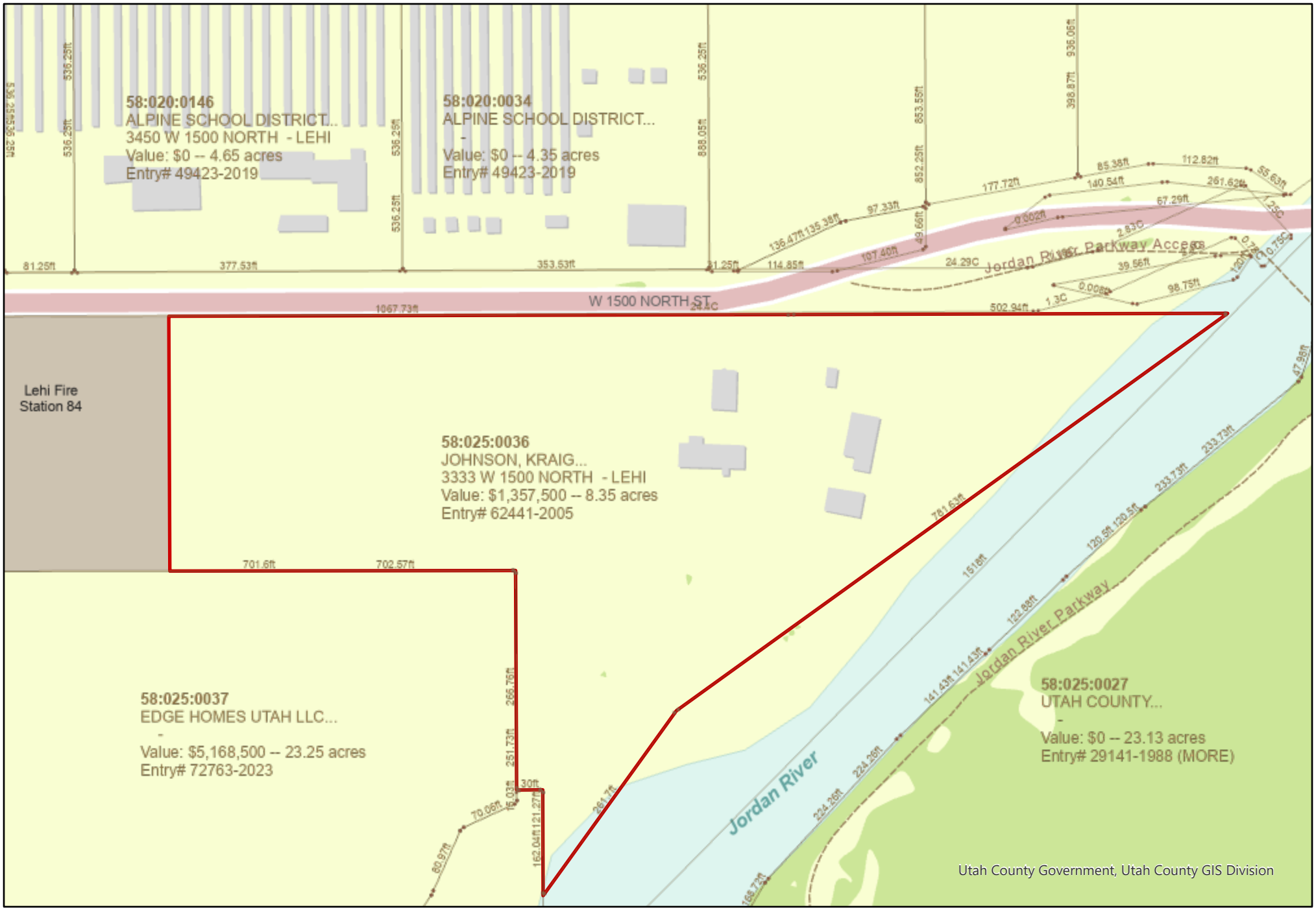
LEHI CITY



Utah County Parcel Map

Parcel Map

1 inch equals 188.1 feet

Date: 1/5/2024

This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an actual survey.

N W E S

Utah County HEART of UTAH

Agenda Item No: 3.8

Planning Commission Agenda Item Report

Meeting Date: February 22, 2024
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of Kraig Johnson's request for review of the Hippocrates Cove Subdivision Concept Plan, a 12-lot PUD located at approximately 3333 West 1500 North

Suggested Action:

Attachments:

Hippocrates 1.pdf

Hippocrates 2.pdf

HIPPOCRATES SUBDIVISION CONCEPT PLAN
PLANNING COMMISSION REPORT

Applicant	Kraig Johnson		
Meeting Date	February 22, 2024		
Requested Action/Purpose	Public hearing, review, and recommendation of a proposed concept		
Decision Type	Administrative		
Location	Approximately 3333 West 1500 North		
Project Area	4.96 acres		
Existing Zoning	TH-5		
General Plan Land Use Designation	LDR		
Adjacent Zoning and Land Use	*North*	PF	Future high school
	South	R-1-8	Future River Point phase
	East	TH-5	Protected natural area
	West	PF	Fire Station 84
Date of DRC Review	January 31, 2024		
Assigned Planner	Katie Bussell		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final Approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.010. Concept Plan – Applicability:
The Concept Plan gives the applicant, staff, Planning Commission and City Council an opportunity to discuss the project in the conceptual stage. The applicant can use the Concept Plan meeting to receive direction on project layout as well as discuss the procedure for approval, the specifications and requirements that may be required for layout of streets, drainage, water, sewerage, fire protection, and similar matters prior to the preparation of a more detailed preliminary subdivision plat.

Section 36-B.060. River Buffer.

A. The Jordan River Overlay Zone implements a river buffer as identified on the Lehi City General Plan Land Use Map. The final boundary of the river buffer will be determined on a case-by-case basis at the time of development based on existing site features.

B. Single family homes shall not be located within the river buffer and no permanent buildings shall be placed within 50 feet of the top of the riverbank, with the exception of any flood control or river-related facilities.

Section 36-B.070. Concept Plan.

A. A Concept Plan is required for all development within the Jordan River Protection Overlay Zone before a preliminary subdivision or site plan may be submitted. The Concept Plan gives the applicant, staff, Planning Commission, and City Council an opportunity to discuss the project in the conceptual stage. The applicant can use the Concept Plan meetings to receive direction on project layout as well as discuss the procedure for approval, the specifications and requirements that may be required for layout of streets, drainage, water, sewerage, fire protection, and similar matters prior to the preparation of a more detailed preliminary subdivision plat. Sections 11.010 through 11.030 of the Development Code identify the requirements for a Concept Plan.

B. In addition to the concept requirements set forth in Chapter 11 of the Development Code, the required Concept Plan shall include:
   a. topographic contours at two feet or closer intervals may be required to determine river buffer;
   b. limits of all floodplains;

c. water supply source protection areas;
d. proposed trail and open space locations; and
e. significant trees and vibrant areas of native vegetation

Section 36-B.080. Site Features Map.

A. Concurrent with the submission of a Concept Plan application, the applicant shall prepare and submit a site features map. The applicant is only required to map site features located within the Jordan River Overlay Zone and areas located within 50 feet of the Overlay Zone to help finalize the river buffer location.

B. The purpose of the site features map is to identify and locate site features to facilitate creation of a site development design that mitigates impacts to the natural and cultural resources of the development area, and reduce risks associated with flooding, high ground water, and unstable soils. The site features map shall identify and locate:
   a. the Jordan River, streams, tributaries, ponds, wetlands, and other hydrologic features;
   b. riparian areas;
   c. known habitat of endangered, threatened, or State sensitive species;
   d. existing public and recreational access and uses; and
   e. cultural and historical resources.

REPORT ANALYSIS

The applicant requests review and recommendation of the Hippocrates Subdivision Concept Plan, a 12-lot single-family residential subdivision located at approximately 3333 West 1500 North. A zone change application was submitted concurrently with this concept plan to change the zoning from TH-5 to R-1-Flex to meet the General Plan designation. This report will discuss the density, the Jordan River Protection Overlay requirements, and the DRC comments.

Density and Site Layout

The subdivision is located on 4.96 acres of property. There will be twelve single-family lots within the subdivision, seven of which fall within the Jordan River Protection Overlay Zone. The lots range in size. The smallest is 8,044 square feet, while the largest is 40,572 square feet. The R-1-Flex zone has a minimum lot size requirement of 8,000 square feet, and a maximum density of 3.5 units an acre. Both requirements are met as the smallest lot is over 8,000 square feet, and the density of this subdivision is 2.4 units an acre. There is also a public road that connects to the future River Point subdivision to meet Lehi City's connectivity requirements, and a master planned trail that will connect the subdivision to River Point, the future neighborhood commercial site to the west, and 1500 North.

Jordan River Overlay Protection Zone

As mentioned previously, seven of the lots fall within the Jordan River Protection Overlay Zone. There are certain requirements that must be met when development occurs within this zone. There can be no permanent structures built within 50 feet of the top of bank, which the applicant has identified on the concept plan. Further, a site features map was required to be submitted with this concept plan to identify any significant site features that warrant preservation. The applicant provided this and stated they will protect the riparian habitat and encourage habitat growth for sensitive species such as the Monarch butterfly, the Ute ladies'-tresses plant, and the Yellow-billed Cuckoo bird.

DRC Comments

There were five comments from the DRC, including:

1. Provide a letter of agreement on who will build the trail on the east side of the property.

Please consider all DRC comments in your motion.

SCOPE OF APPROVAL

Concept plans are administrative items, meaning if they meet the code they must be approved. This is a public hearing item as this is a required concept plan per the Jordan River Overlay Protection Zone. Comments should focus on any

potential negative impacts to the surrounding area.

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may provide a positive or positive with modifications recommendation to the City Council on the proposed concept plan. Any motion should include findings. Possible findings include:

1. The proposed concept is/is not consistent with the Lehi City Development Code.
2. The proposed concept does/does not conform to the requirements of the Jordan River Protection Overlay Zone.
3. The proposed concept does/ does not conform to the goals and policies of the General Plan.
4. Other findings based upon information presented at the public hearing.

Hippocrates Cove Concept Plan
DRC Redline Comments

Kraig Johnson requests review of the Hippocrates Cove Concept Plan, an 11-lot subdivision on 5 acres located at approximately 3400 West 1500 North.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth, Luke Seegmiller
Assigned Planner: Katie
Representatives of the Applicant Present: Kraig Johnson, Hua
Date of Plans Reviewed: 1/23/24
Time Start: 4:10 PM
Time End: 4:37 PM

DRC REDLINE COMMENTS:
Glade – Power: No comments.
Garion – Fire: No comments.
Ryan – Water/Sewer: No comments (see informational comments).
James – Parks:
1. *Is it possible to move the trail to follow the edge of the Jordan river so it meets up with the pedestrian bridge at 1500 N?*

Gary – Building/Inspections: No comments (see informational comments).
Shelbey – Public Works: No comments (see informational comments).
Brad – Engineering:
2. *Curb / Gutter and trail should be extended along the entire frontage of lot 1.*
3. New City Standard requires only 32' of pavement, not 34' of pavement. Transition to this new pavement section at the mid-block crossing - Preliminary Site Plan
4. Provide a standard roadway cross section (32' pavement, 2' c&g, 7' Planter, 5' s/w) - Preliminary Site Plan

Luke- Traffic: No comments.
Kim – Planning:
5. Provide letter of agreement on who will build the trail on the east side of the property.

DRC INFORMATIONAL COMMENTS:
1. The concept plan shall not constitute a development permit. (Does not vest).
2. Engineering - Show the location of the easement and storm drain utilities being installed as part of the fire station 84
3. Engineering - Confirm that the proposed curb and gutter location shown on these plans matches that shown on the fire station plans.
4. Engineering - Lehi City will reimburse for pavement and property widening for the master-planned roadway
5. Building - A soil report will be required if this moves past concept.
6. Public works - 12" Culinary and 12" Pi main will be extended to end of property line with Hydrant and Blow off.
7. Public works - 15" storm drain will be installed with station 84 plans and end at the Jordan river.
8. Public works - 24" sewer main in 1500 north.
9. Public works - SWPPP will be required prior to precon.
10. Public works - If this moves forward, a LTSWM plan and agreement will be required prior to precon
11. Planning - Final trail design will need to meet design criteria, which includes a minimum 40' centerline radius and 7' turn radius at trail intersections.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON FEBRUARY 22ND.

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

Site Assessment for Hippocrates Subdivision

3333 W 1500 N

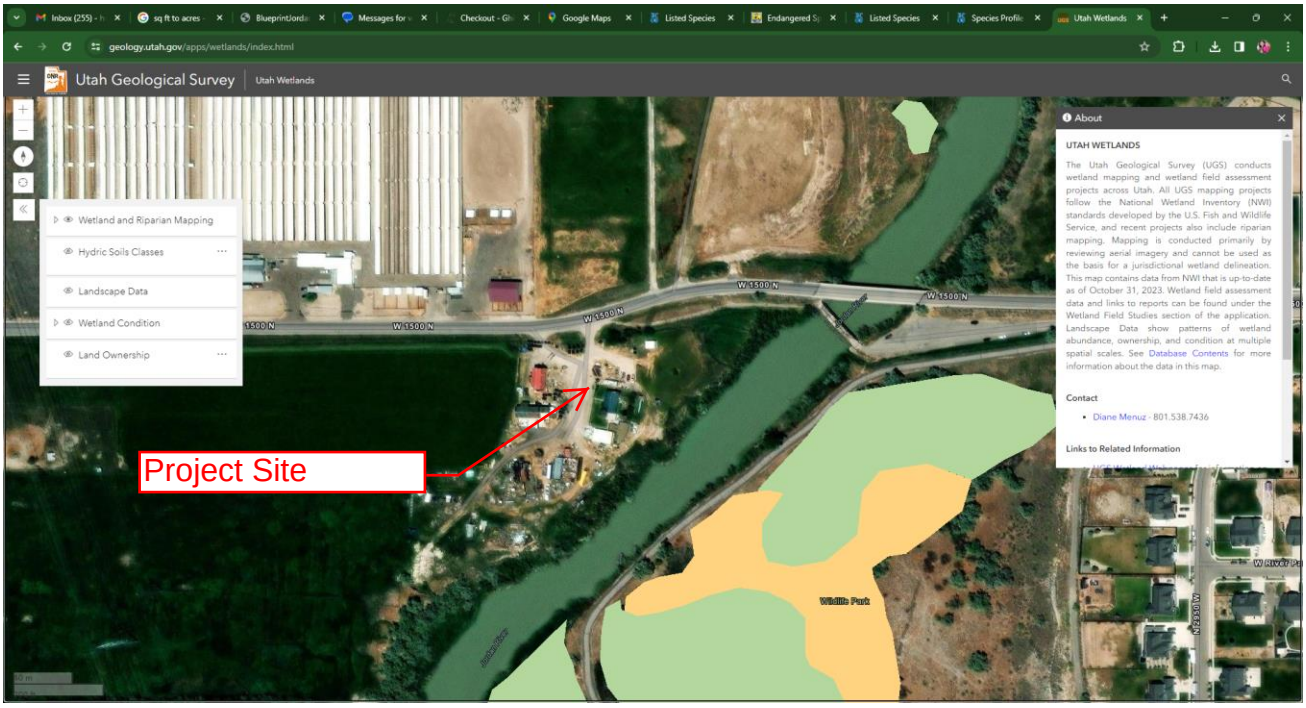
Lehi UT

The project site is located at the western bank of the Jordan River and south of 1500 N. There are no other streams, tributaries, ponds, wetlands or other hydrologic features on the subject site. The riparian zone of subject property can be the habitat for Monarch butterfly, Ute ladies'-tresses, and Yellow-billed Cuckoo. We will protect the riparian habit for these endangered, threatened or State sensitive species. There is no existing public and recreational access and uses, no cultural and historical resources on subject property.

Wetland

Source: https://geology.utah.gov/apps/wetlands/index.html

No wetlands are found on subject property.



Hydric Soils Classes

Not hydric for subject property.



Threatened and endangered species

According to the website of Center for Biological Diversity – Map for U.S. Threatened and Endangered Species by County, there are total 9 threatened and endangered species in the County of Utah. For the subject property bordering the Jordan River, we analyze the impact of the development on these 9 species.

Source

https://www.biologicaldiversity.org/programs/population_and_sustainability/T_and_E_map/

Common Name Bonytail

Scientific Name Gila elegans

Listing Status Endangered

County Utah

State Utah

Subject Property: Jordan River is a seasonal flow river. There is no flowing water in the river bottom during the winter months. This river management plan is not conducive to native fish.

Common Name Canada Lynx

Scientific Name Lynx canadensis

Listing Status Threatened

County Utah

State Utah

Subject Property: This animal is adapted to boreal forest zone into the subalpine forest of the western United States. Jordan River riparian zone is not this animal's natural habitat.

Common Name Clay phacelia

Scientific Name Phacelia argillacea

Listing Status Endangered

County Utah

State Utah

Subject Property: Jordan river at 4496 feet above sea level is too low of an elevation for this plant.

Common Name June sucker

Scientific Name Chasmistes liorus

Listing Status Threatened

County Utah

State Utah

Subject Property: Jordan River is a seasonal flow river. There is no flowing water in the river bottom during the winter months. This river management plan is not conducive to native fish.

Common Name Mexican spotted owl

Scientific Name Strix occidentalis lucida

Listing Status Threatened

County Utah

State Utah

Subject Property: according to the map from U.S. Fish & Wildlife Service (https://ecos.fws.gov/ecp/species/8196), this animal's range is in the southeast portion of Utah.

Common Name Monarch butterfly

Scientific Name Danaus plexippus

Listing Status Candidate

County Utah

State Utah

Subject Property: Monarch butterflies require milkweed plants. We will encourage growth of milkweed plants in riparian zone.

Common Name Razorback sucker

Scientific Name Xyrauchen texanus

Listing Status Endangered

County Utah

State Utah

Subject Property: Jordan River is a seasonal flow river. There is no flowing water in the river bottom during the winter months. This river management plan is not conducive to native fish.

Common Name Ute ladies'-tresses

Scientific Name Spiranthes diluvialis

Listing Status Threatened

County Utah

State Utah

Subject Property: We will encourage the growth of this plant in the riparian zone.

Common Name Yellow-billed Cuckoo

Scientific Name Coccyzus americanus

Listing Status Threatened

County Utah

State Utah

Subject Property: The riparian zone may provide habitat for this bird. Its status in Utah is not determined by the existing information. Proposed development will not change any potential habitat.

FEMA Flood Insurance Rate Map (FIRM) Panel 145 of 1450 for Utah County, Utah, Map Number 49049C0145F, Effective date: June 19, 2020

Subject property is in zone x, the areas determined to be outside of the 0.2% annual chance flood plain.




PUBLIC HEARING
PUBLIC HEARING


PUBLIC
HEARING
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HEARING


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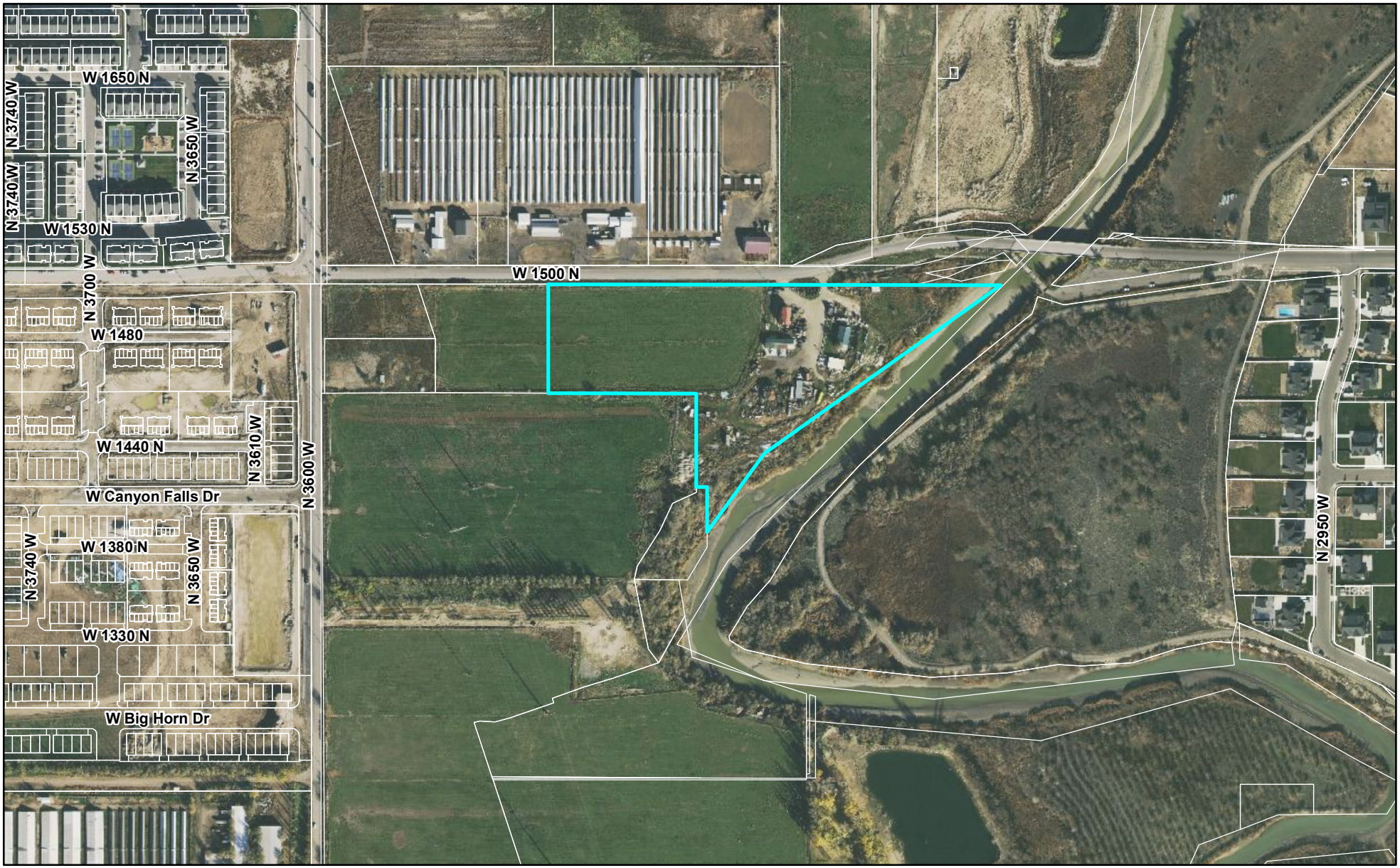
HEARING

Hippocrates Subdivision

Aerial Map



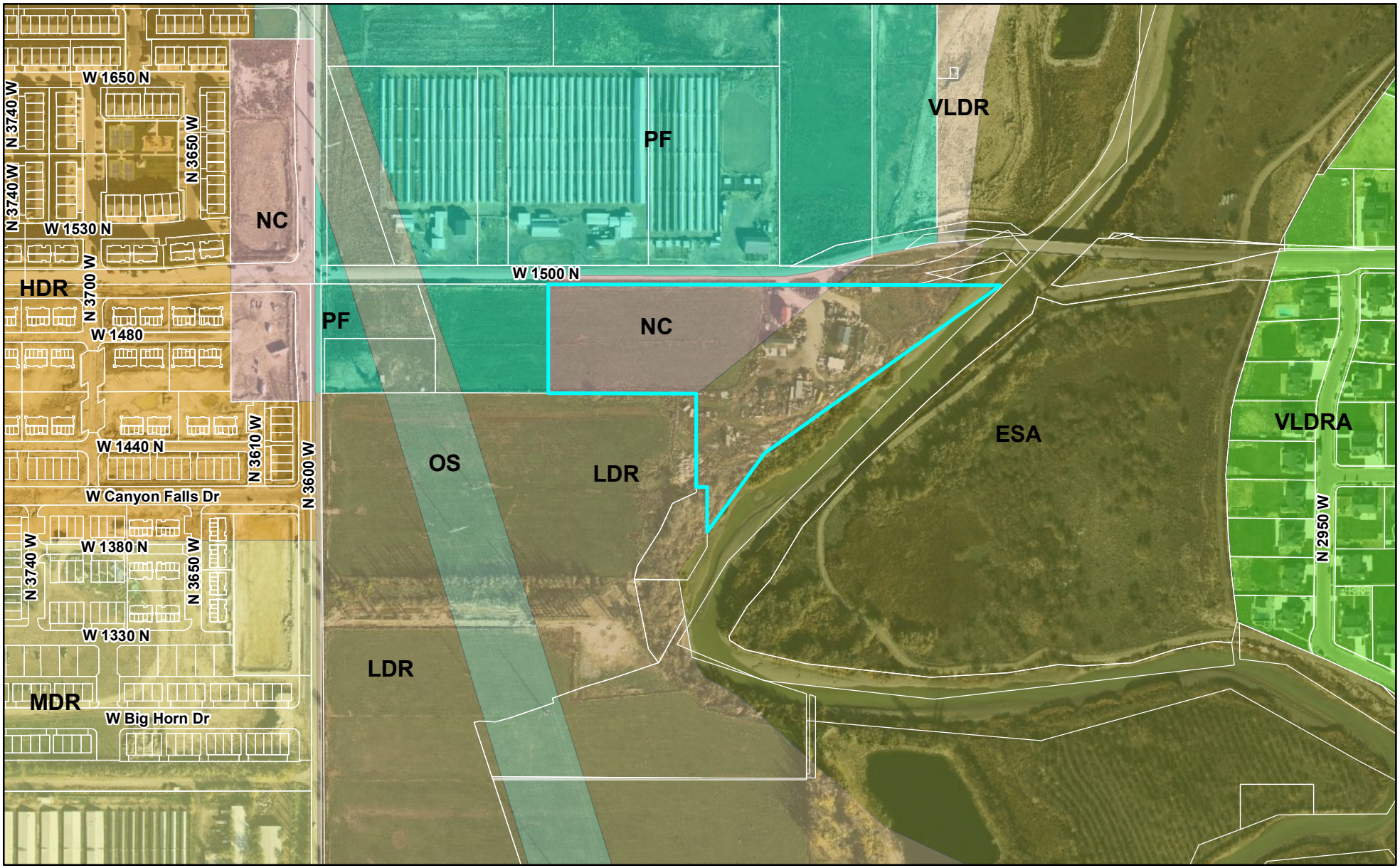
Feet

0 440 880

LEHI CITY

Hippocrates Subdivision

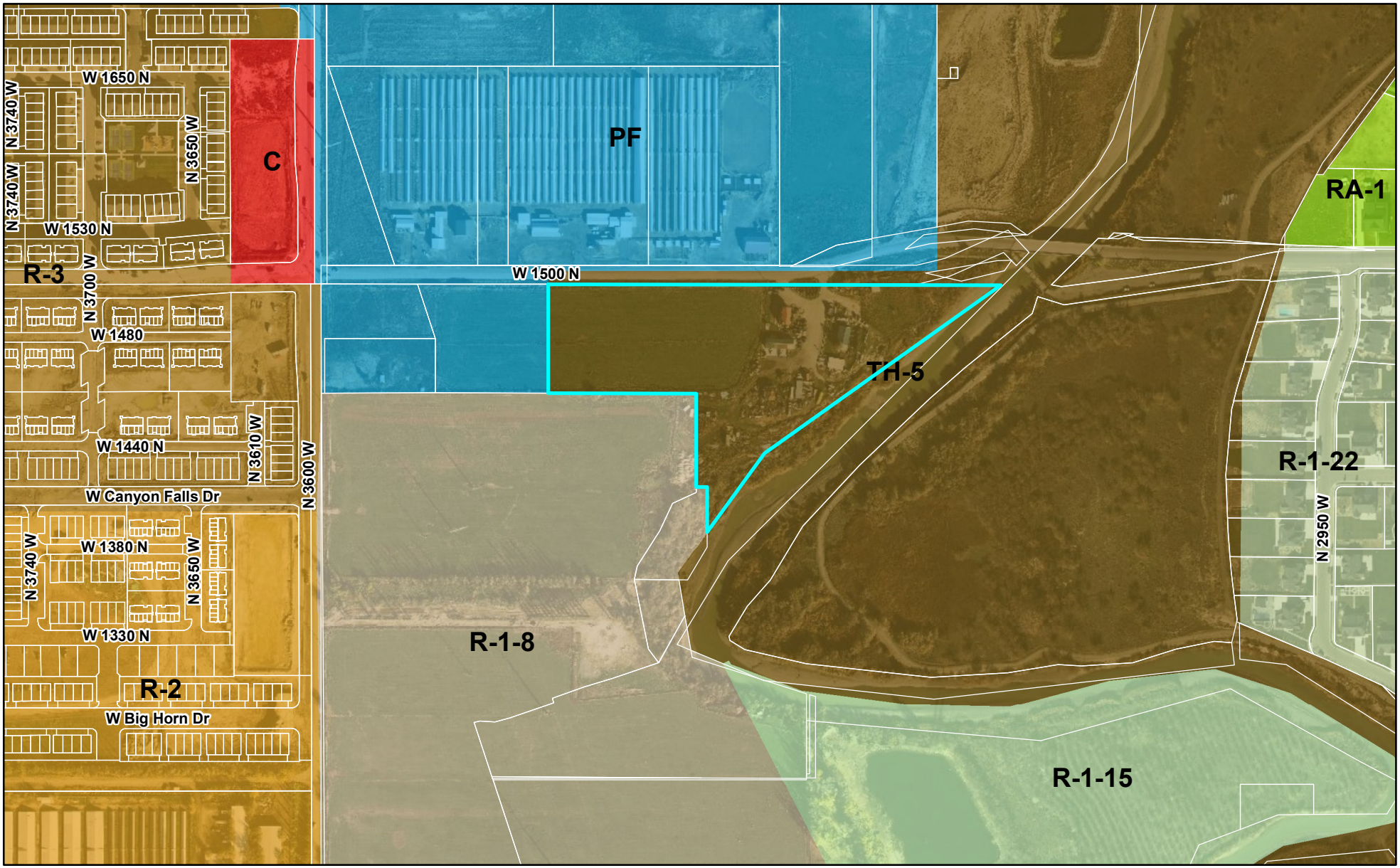
General Plan



LEHI CITY

Hippocrates Subdivision

Zoning Map



Feet

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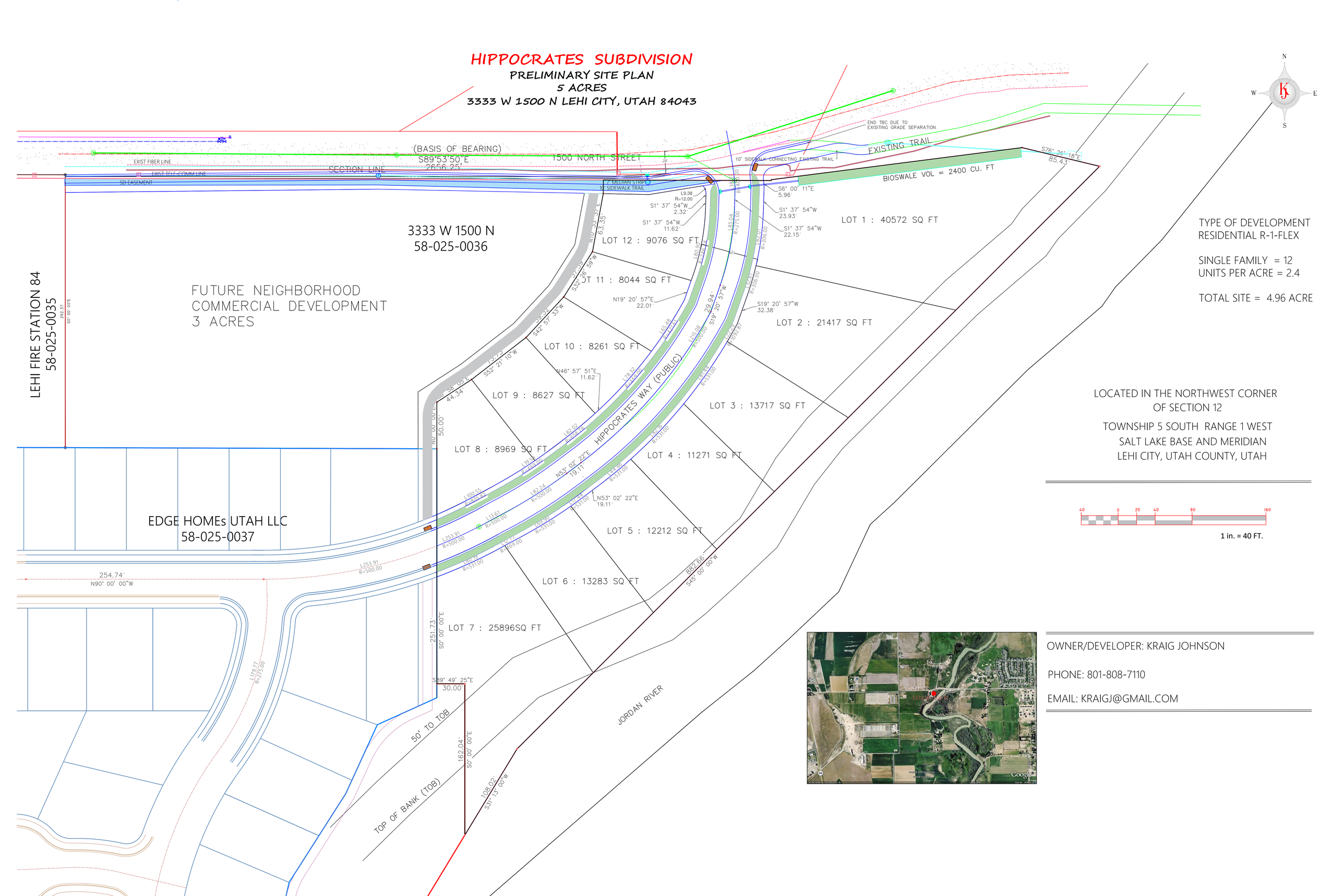
LEHI CITY

HIPPOCRATES SUBDIVISION

PRELIMINARY SITE PLAN
5 ACRES
3333 W 1500 N LEHI CITY, UTAH 84043


(BASIS OF BEARING)
S89°53'50"E
2656.25'
1500 NORTH STREET
SECTION LINE
EXIST FIBER LINE
EXIST TELE COMM LINE
SD EASEMENT
7' MEDIAN STRIP
10' SIDEWALK TRAIL
END TBC DUE TO
EXISISTING GRADE SEPARATION
10' SIDEWALK CONNECTING EXISTING TRAIL
EXISTING TRAIL
BIOSWALE VOL = 2400 CU. FT
S76° 26' 18"E
85.43'
S6° 00' 11"E
5.96'
S1° 37' 54"W
23.93'
S1° 37' 54"W
22.15'
S1° 37' 54"W
2.32'
S1° 37' 54"W
11.62'
L9.38
R=12.00
3333 W 1500 N
58-025-0036
FUTURE NEIGHBORHOOD
COMMERCIAL DEVELOPMENT
3 ACRES
LEHI FIRE STATION 84
58-025-0035
292.37'
S0° 00' 00"E
LOT 1 : 40572 SQ FT
LOT 2 : 21417 SQ FT
LOT 3 : 13717 SQ FT
LOT 4 : 11271 SQ FT
LOT 5 : 12212 SQ FT
LOT 6 : 13283 SQ FT
LOT 7 : 25896SQ FT
LOT 8 : 8969 SQ FT
LOT 9 : 8627 SQ FT
LOT 10 : 8261 SQ FT
LOT 11 : 8044 SQ FT
LOT 12 : 9076 SQ FT
63.35'
N19° 20' 57"E
22.01'
S19° 20' 57"W
32.38'
29.94'
S19° 20' 57"W
N46° 57' 51"E
11.62'
44.34'
S42° 57' 53"W
S52° 21' 10"W
S52° 26' 59"W
N53° 02' 22"E
19.11'
N53° 02' 22"E
19.11'
HIPPOCRATES WAY (PUBLIC)
50.00'
N0° 00' 00"E
882.66'
S45° 00' 00"W
251.73'
S0° 00' 00"E
254.74'
N90° 00' 00"W
EDGE HOMEs UTAH LLC
58-025-0037
S89° 49' 25"E
30.00'
162.04'
S0° 00' 00"E
108.02'
S31° 13' 00"W
50' TO TOB
TOP OF BANK (TOB)
JORDAN RIVER
L253.91
R=500.00
L179.77
R=275.00
L100.55
R=3805.92
L13.61
R=500.00
L82.24
R=500.00
L104.30
R=531.00
L82.02
R=469.00
L82.40
R=531.00
L85.04
R=275.00
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L27.01
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R=331.00
L102.87
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L82.40
R=531.00
L82.40
R=531.00
L82.40
R=531

Agenda Item No: 3.9

Planning Commission Agenda Item Report

Meeting Date: February 22, 2024
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of Lehi City's request for review of the Willow Park zone change, on 13.22-acres located at approximately 3250 West 300 North changing the zoning from A-5 (agriculture) to Public Facility.

Suggested Action:

Attachments:

Willow Park ZC 1.pdf

Willow Park ZC 2.pdf

WILLOW PARK ZONE CHANGE
PLANNING COMMISSION REPORT

Applicant	Lehi City		
Meeting Date	February 22, 2024		
Requested Action/Purpose	Public hearing, review, and recommendation of a proposed zone change		
Decision Type	Legislative		
Location	Approximately 3250 West 300 North		
Acreage	13.22		
Existing Zoning	A-5		
Existing General Plan Land Use Designation	Open Space		
Proposed Zoning Designation	Public Facility		
Existing Land Use	Willow Park Campground		
Adjacent Zoning and Land Use	*North*	Public Facility	Willow Park
	South	A-5	Single-family residential, wetlands
	East	A-5	Wetlands
	West	Planned Community	Cold Springs Ranch
Date of DRC Review	February 7, 2024		
Assigned Planner	Katie Bussell		

REQUIRED ACTION

Planning Commission	Public hearing, review, and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

From Section 04.060 Criteria for Approval, of the Lehi City Development Code, the Planning Commission should consider the following factors, among others, when reviewing a zone amendment:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan;
3. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety, and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

APPLICABLE GENERAL PLAN GOALS AND POLICIES



PUBLIC FACILITIES (PUB)

The Public Facilities (PUB) classification includes uses such as schools, places of worship, government facilities, recreation centers, parks, police and fire stations, libraries, and public utilities.

PARKS/OPEN SPACE (OS)

The Parks/Open Space (OS) classification is intended to create diverse and well-connected park and open space amenities which may include playgrounds, pocket parks, recreation facilities, plazas, trails, and natural areas.

PROPERTY HISTORY

October 13, 1998 Property was annexed into Lehi City from Utah County.

January 25, 2022 Lehi City Council adopted the General Plan.

REPORT ANALYSIS

The applicant is seeking review and recommendation of a proposed zone change from A-5 to Public Facility (PF). During 2022, several parcels that had been owned by the city or by a public entity were re-zoned as Public Facility. These two parcels are part of Willow Park, which is owned by Utah County but maintained by Lehi City, and they were missed during that change.

Changing the zone of these parcels is consistent with the General Plan as they are designed as Open Space. The Public Facility zone includes uses like public parks. Furthermore, changing these parcels to Public Facility is compatible with the surrounding uses as they are a part of Willow Park.

There were no comments from the DRC.

SCOPE OF APPROVAL

Zone changes that follow the General Plan must be approved unless there is significant evidence that doing so will have a negative impact on the health, safety, or welfare of residents.

This is a public hearing item, meaning the public can speak on this item. Comments should focus on negative impacts that could take place with the zone change.

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may move to recommend approval or denial of the proposed zone change. Any motion should include findings. Possible findings include:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan;
3. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The overall community benefit of the proposed amendment.

Willow Park Zone Change
DRC Redline Comments

Lehi City- requests review of the Willow Park Zone Change, changing the zoning from A-5 to Public Facility.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth, Luke Seegmiller
Assigned Planner: Katie
Representatives of the Applicant Present: N/A
Date of Plans Reviewed: 1/31/2024
Time Start: 1:10 PM
Time End: 1:10 PM

DRC REDLINE COMMENTS:
Glade – Power: No comments.
Garion – Fire: No comments.
Ryan – Water/Sewer: No comments.
James – Parks: No comments.
Gary – Building/Inspections: No comments.
Shelbey – Public Works: No comments.
Brad – Engineering: No comments.
Luke- Traffic: No comments.
Kim – Planning: No comments.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON FEBRUARY 22ND.

PRECON MEETING REQUIRED? (FULL, TAIILGATE, NONE)

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

EST 1852
LEHI CITY
PIONEERING UTAH'S FUTURE

Community Development Department –
Planning Division

153 North 100 East
Lehi, UT 84043
Office 385.201.1030
lehi-ut.gov

January 29, 2024

Narrative – Willow Park Zone Change

The Planning Division is proposing a zoning map amendment for two parcels located within Willow Park. Specifically, we are proposing to change the zone from A-5 to Public Facility (PF).

During 2022, several parcels that had been owned by the city or by a public entity were re-zoned as Public Facility. These two parcels are part of Willow Park, which is a city owned park, and they were missed during that change.

Changing the zone of these parcels is consistent with the General Plan as they are designated as Open Space. Changing these parcels to Public Facility is compatible with the surrounding uses as it is part of Willow Park, and it will not cause any undue impact the general public health, safety, and welfare.

Please contact the Planning Division if you have any questions.

Thank you,

Katie Bussell
Planner 1

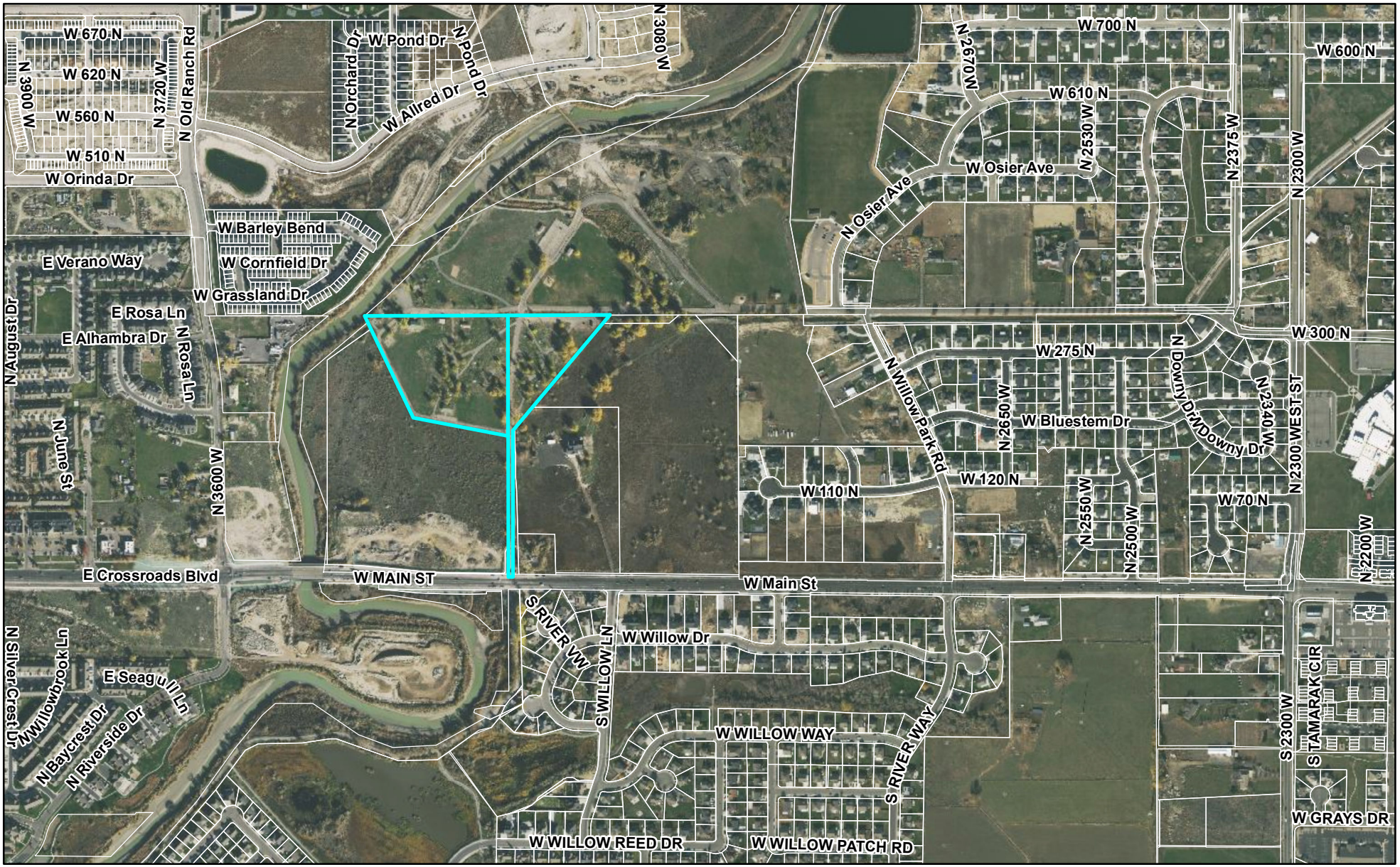

PUBLIC
HEARING


PUBLIC
HEARING


PUBLIC
HEARING

Willow Park Zone Change

Aerial Map



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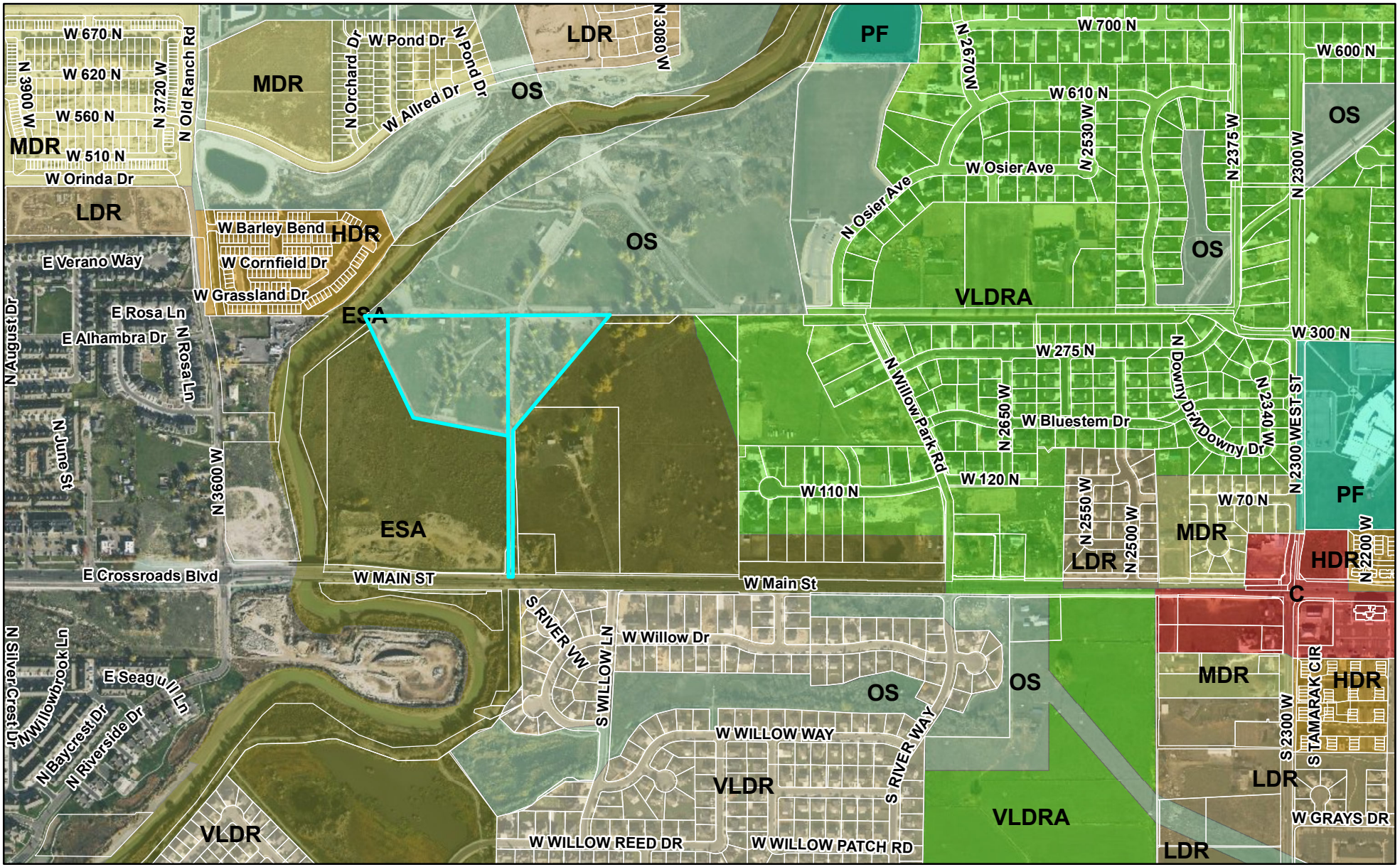
LEHI CITY

Willow Park Zone Change

General Plan

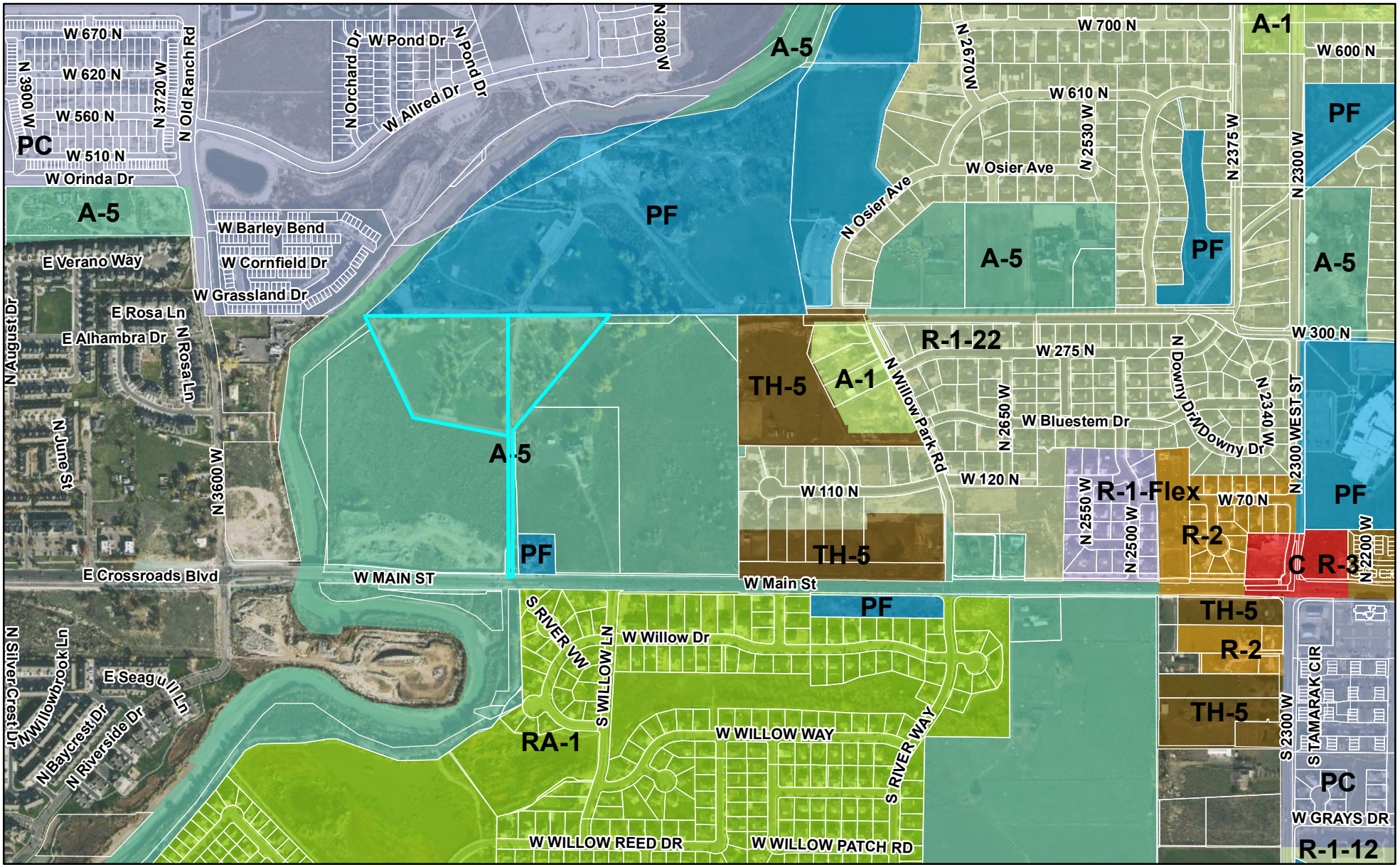


Feet
0 890 1,780

LEHI CITY

Willow Park Zone Change

Zoning Map



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LEHI CITY

Agenda Item No: 3.10

Planning Commission Agenda Item Report

Meeting Date: February 22, 2024
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of Lehi City's request for review of a Development Code amendment to Chapter 39, Definitions, to include telecommunications as a utility and clarify uses allowed in a public utility building.

Suggested Action:

Attachments:

Dev Code Chapt 39.pdf

UTILITIES CHAPTER 39 DEVELOPMENT CODE AMENDMENT

PLANNING COMMISSION REPORT

Applicant	Lehi City
Meeting Date	February 22, 2024
Requested Action/Purpose	Review and recommendation on proposed amendments to the Lehi City Development Code
Decision Type	Legislative
Date of DRC Review	February 7, 2024

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060. Criteria for Approval.
No amendment to this Code, or the Zoning District Map(s), may be recommended for approval by the Commission nor approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Code amendment, or Zoning District Map(s) amendment, the applicant shall identify, and the City Staff, DRC, Commission, and the City Council may consider the following factors, among others:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan.
3. Consistency and Compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties.
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

REPORT ANALYSIS

Staff recommends a Development Code Amendment to Chapter 39 of the Development Code. Specifically, the proposed amendment includes minor modifications to the definitions related to utilities/telecommunications. This update is meant to clarify the allowance of telecommunications and update the Public Utility Building use to be consistent with Chapter 5 of the Development Code.

These changes were requested by Lehi City Power as part of the Citywide Fiber project. These updates will serve to prevent confusion over fiber and telecommunications. Additionally, the definition of Public Utility Building is being updated to reflect what is already in Chapter 5 of the Code. Public Works and Power have utilized sites zoned for Public Facilities and had Public Utility Buildings for storage and shops in the past.

We believe this will help clarify the interpretation of the Code by removing confusing or contradictory text. There were no DRC comments on this item.

SCOPE OF APPROVAL

Development Code Amendments are legislative items and also public hearings. The public can share their opinions on the amendments and recommend any changes. Ultimately, they would need the Planning Commission to include the proposed changes in their motion.

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may move to recommend approval or denial of the proposed amendments to the Lehi City Development Code. Any motion should include findings. Possible findings include:

1. The proposed Development Code amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
2. Additional findings based upon information presented during the public hearing.

Chapter 39 Definitions
DRC Redline Comments

Lehi City- requests review of a Development Code amendment to Chapter 39, Definitions to include telecommunications as a utility and clarify uses allowed in a public utility building.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth, Luke Seegmiller
Assigned Planner: Jacob
Representatives of the Applicant Present: Shaye R
Date of Plans Reviewed: 1/25/24
Time Start: 2:30 pm
Time End: 2:32 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary – Building/Inspections: No comments
Shelbey – Public Works: No comments
Brad – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning: No comments

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON FEBRUARY 22, 2024.

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

EST 1852
LEHI CITY
PIONEERING UTAH'S FUTURE

Community Development Department –
Planning Division

153 North 100 East
Lehi, UT 84043
Office 385.201.1030
lehi-ut.gov

January 30, 2024

Narrative –Chapter 39 Development Code Amendment

The Planning Division is proposing a Development Code Amendment to Chapter 39 of the Development Code. Specifically, we are proposing minor modifications to the definitions related to utilities/telecommunications. This update is meant to clarify the allowance of telecommunications and update the Public Utility Building use to be consistent with Chapter 5 of the Development Code.

These changes were requested by Lehi City Power as part of the Citywide Fiber project. These updates will serve to prevent confusion over fiber and telecommunications. Additionally, the definition of Public Utility Building is being updated to reflect what is already in Chapter 5 of the Code. Public Works and Power have utilized sites zoned for Public Facilities and had Public Utility Buildings for storage and shops in the past.

We believe this will help clarify the interpretation of the Code by removing confusing or contradictory text.

Please contact the Planning Division if you have any questions.

Thank you,

Jacob Curtis, AICP
Planner 3

loans money on deposits of personal property or deals in the purchase, exchange or possession of personal property, on condition of selling the same back again to the pledgor or depositor, or who loans or advances money on personal property by taking chattel mortgage security thereon and takes or receives such personal property into his possession, and who sells the unredeemed pledges together with such new merchandise as will facilitate the sale of the same.

Permitted Use - A use of allowed by right under the provision of the Code.

Personal Services - A business which provides a service, such as a beauty salon, a barbershop, hair, nail, massage services and tanning salons. Also includes microblading, fine line tattoos, henna tattoos, permanent cosmetics, and body piercings. Personal services does not include Sexually-oriented Businesses or Body Art Facilities; except that a licensed and approved personal services business may include body art as a portion of provided services, so long as body art does not comprise more than ten percent of the total business and the body art facility is located towards the rear of the establishment in an area separated from the rest of the business by a door that can be shut.

Pet Grooming Facility – A business dedicated to the grooming and care of household pets, including dogs, cats, birds, and other similar animals. This use does not include overnight boarding (kennel) or medical care (veterinary office) for animals.

Pharmacy – A business where medicinal drugs and medicine are prepared, preserved, dispensed, and sold.

Plat Amendment - A change in a map of an approved or recorded subdivision plat if such affects any street layout in such map or area reserved thereon for public use, or any lot line; or if it affects any map or plan legally recorded prior to the adoption of any regulations controlling subdivisions.

Plant Nursery – A business where plants are grown for transplanting or for sale.

Point Source - Any discernible confined and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, fissure, container, rolling stock, concentrated animal feeding operation, or vessel or other floating craft, from which pollutants are or may be discharged.

Portable Storage Container – Generally a repurposed intermodal shipping container, which are available in various modular sizes that can be conveniently moved, and not exceeding 8 feet in width by 40 feet in length or a total enclosed area of 320 square feet. This definition does not include truck trailers, used semi boxes or other similar containers that have been modified from a previous use.

Portable Storage Container Sales- a location where portable storage containers are sold.

Preliminary Plat - The preliminary drawing or drawings, described in this Code, indicating the proposed manner or layout of the subdivision.

Preliminary Site Plan - The preliminary drawing or drawings, described in the Code, indicating the proposed manner or layout of a proposed nonresidential, attached residential or mixed-use development.

Premises - Land and/or buildings or other improvements thereon.

Principal Use - The main use of land or a building (as distinguished from an accessory use).

Printing and Publishing Facility - An establishment devoted to the processing, binding, or distribution of reading materials including newspaper, periodical, book publishing, commercial printing, business forms, greeting card manufacturing, book-binding, printing, typesetting and similar uses.

Private School - An educational institution, not operated by a political entity of the State for which entrance or tuition fees are charged for attendance.

Private Utilities - Includes power, telephone, natural gas, cable television, telecommunications, and private water supply service.

Public Improvement - Any drainage ditch or system, roadway, parkway, sidewalk, pedestrian way, tree, lawn, off-street parking area, lot improvement, water or sewer system, or any other facility for which the City may ultimately assume the responsibility for maintenance and operation, or which may affect an improvement for which City responsibility is established. All such improvements shall be properly guaranteed and installed as per City codes, specifications and regulations.

Public/Civic Use - A building or structure primarily

used for the provision of services by governmental or public agencies, including the city, state or federal agencies. Typical uses include public administrative offices, animal shelters, maintenance facilities, active open space owned and operated by a public entity, fire stations, police stations, utility buildings and similar services.

Public Use - A use operated exclusively by a public body, or quasi-public body, such use having the purpose of serving the public health, safety, or general welfare, and including uses such as public schools, parks, playgrounds, and other recreational facilities, administrative and service facilities.

Public Utility - Any company, or municipal department, duly authorized to furnish under public regulation, electricity, gas, steam, ~~telephone~~telecommunications, and transportation~~,~~ water, or sewer service.

Public Utility Building - Any buildings or premises used for the administration of public utility repair, maintenance and installation crews, including parking for vehicles not to exceed two tons rated capacity. Can also include shops and storage areas as specified in Chapter 5 of this Code.~~, but not including warehouses or storage yards.~~

Recreation, Private - A recreation facility operated on private property and not open to the public, including recreation facilities owned by a homeowner or home owners association for private use by members.

Recreation, Public - A recreation facility or service provided through the use of recreational facilities, systems or improvements operated by a public agency and open to the public with or without a fee.

Recycling Center - A building, structure or land area used for the collection, processing or transfer of recyclable materials such as glass, paper, plastic, cans, or other household scrap materials.

Recycling Collection Station – A building or structure used for the collection of recyclable materials such as glass, paper, plastic, cans, or other household scrap materials.

Rehabilitation and Treatment Facility, Drug and Alcohol - A 24-hour group living environment for individuals unrelated to the owner or operator that offers room or board and specialized treatment, rehabilitation, or habilitation services for persons with current chemical dependencies.

Research and Development Facilities – An establishment or complex of structures located in a building whose dimension are intended to foster physical, chemical, and biological research and/or experimentation involving but not limited to controlled simulation of factors, development of prototypes, chemicals, commodities, pharmaceuticals, information technology, electronics and instrumentation for academic and industrial purposes. Light manufacturing may be included as an ancillary use depending on the impact of activity on neighboring property and scale of the premises.

Restaurant - A building in which food is prepared and served for consumption within the premises. Typical uses include buffets; cafes; cafeterias; caterers; coffee shops; dairy bars; diners; dining rooms; dinner theaters; fast food restaurants; food bars; frozen custard, ice cream and yogurt stores; luncheonettes; pizza parlors and pizzerias; sandwich bars; and snack shops. Alcohol may be served on the premises; however revenue from food sales shall constitute at least 50 percent of the total business revenue.

Retail Sales, General - An establishment primarily engaged in the sale or rental of commonly used goods and merchandise for personal or household use, but excluding those classified more specifically in this section. Typical uses include department stores, sporting goods stores, home furnishings, electronics and appliances, wallpaper, indoor powersports and marine vehicle sales (See Section 12.130 (M)), carpeting and floor-covering, or automotive parts and accessories excluding service and installation.

Ridgeline - An area including the crest of a hill or slope and a vertical, perpendicular distance of 150 feet on either side of the crest.

Right-of-Way - Land acquired and owned by a governmental agency or public utility and reserved for public use.

Rock, Sand, Gravel, and Topsoil Storage and Distribution - a facility that stores and sells rock, sand, gravel, and topsoil. This use includes all associated screening, transportation, and distribution infrastructure, but does not include mining.

School - Any building or part thereof that is designed, constructed or used for education or instruction, whether public or private, in any branch of

Agenda Item No: 3.11

Planning Commission Agenda Item Report

Meeting Date: February 22, 2024
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of Lehi City's request for review of a Development Code amendment to Chapter 11, Application Requirements, to include all common and limited common areas in condo and townhome projects as public utility easements to allow access for fiber/telecommunications.

Suggested Action:

Attachments:

Dev Code Chapt 11.pdf

CHAPTER 11 DEVELOPMENT CODE AMENDMENT
PLANNING COMMISSION REPORT

Applicant	Lehi City
Meeting Date	February 22, 2024
Requested Action/Purpose	Review and recommendation on proposed amendments to the Lehi City Development Code
Decision Type	Legislative
Date of DRC Review	February 7, 2024

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060. Criteria for Approval.
No amendment to this Code, or the Zoning District Map(s), may be recommended for approval by the Commission nor approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Code amendment, or Zoning District Map(s) amendment, the applicant shall identify, and the City Staff, DRC, Commission, and the City Council may consider the following factors, among others:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan.
3. Consistency and Compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties.
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

REPORT ANALYSIS

Lehi City proposes a change to Chapter 11, Application Requirements, of the Development Code to specify that for townhome and condominium plats all the limited common areas, streets and drives are designated as public utility easements.

The DRC reviewed the proposed change and had one redline comment:

1. Do we need to add some wording in here to include our Public Utility and Roadway Construction Easement (PU&RCE) annotations? I don't know of any other location where we indicate that we are requiring these.

This change is being incorporated by staff.

SCOPE OF APPROVAL

Development Code Amendments are discretionary items. Meaning the Planning Commission and ultimately City Council can request any changes or deny the proposed changes.

The public also can comment on these changes and request changes to be made. The Planning Commission or City Council would have to include the changes in their motion.

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may move to recommend approval or denial of the proposed amendments to the Lehi City Development Code. Any motion should include findings. Possible findings include:

1. The proposed Development Code Amendment codifies the requirement for easements throughout a site to service with utilities and roadways.
2. The proposed Development Code amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
3. Additional findings based upon information presented during the public hearing.

Chapter 11 Application Requirements
DRC Redline Comments

Lehi City- requests review of a Development Code amendment to Chapter 11, Application Requirements to include all common and limited common areas in condo and townhome projects as public utility easements to allow access for fiber/telecommunications.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth, Luke Seegmiller
Assigned Planner: Kim
Representatives of the Applicant Present: Shaye R
Date of Plans Reviewed: 1/30/24
Time Start: 2:32 pm
Time End: 2:35 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary – Building/Inspections: No comments
Shelbey – Public Works: No comments
Brad – Engineering:
1. Do we need to add some wording in here to include our Public Utility and Roadway Construction Easement (PU&RCE) annotations? I don't know of any other location where we indicate that we are requiring these.

Luke- Traffic: No comments
Kim – Planning: No comments

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON FEBRUARY 22, 2024.

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

5. a notation of any adjoining plats or certificates of survey and titles thereto;

6. the exterior boundaries of the platted area, giving lengths and bearings of the boundary lines, and if the subdivision is bounded by a water body or watercourse, a closing meander traverse of that boundary;

7. where curving boundaries are used, sufficient data to establish the boundary on angle, and arc length, showing proper closures in all boundaries of the subdivision, and no final plat will be approved that shows a plus or minus distance for closure;

8. location of existing easements or rights-of-way, including those contiguous to the platted area, their nature, width, and the book and page number of their recording in the County's records;

9. location of proposed easements including:

(a) any required easements for water, sewer, drainage or irrigation, telecommunications,
(b) temporary turnaround easements ~~and~~
(c) a ten-foot public utility easement shown along front lot lines and any rear or side lot lines adjacent to a public right-of-way, or as otherwise required by the City to accommodate necessary public utilities;
(d) A fifteen foot public utility easement shall be required on both sides of a private roadway, alley, or access way where there is not a planter strip.
(e) Adequate building set-back distance to accommodate code mandated clearances to various utilities is required. The public utility easement shall be free and clear of permanent structures including but not limited to: building footings, foundation walls, window wells, retaining walls, retention and detention facilities, geotextile reinforcing, and tie-backs.
~~9.~~(f)All common areas~~,~~ limited common areas, and streets or drives in townhome or condominium projects shall also be designated as ~~to serve as~~ public utility easements. This easement requirement does not preclude the ability to construct amenities in common areas such as a clubhouse, pavilion, pool, etc.

10. all lots, blocks, and rights-of-way, including open space, created by the subdivision with their boundary, bearings, lengths, widths, name, number, or purpose, including for curved boundaries, the curve radius, central angle, and length of arc;

11. an indication of lot areas in square feet;

12. lots consecutively numbered or lettered in alphabetical order;

13. proposed addresses shown on each lot, with corner lots showing two addresses, as obtained from the Lehi City Planning Division;

14. all proposed new streets named or numbered in accordance with the street naming and numbering system of the City;

15. location and names of adjacent properties and property owners and platted subdivisions;

16. location of zoning boundary lines within and adjacent to the proposed subdivision;

17. location of all existing homes or buildings within the proposed subdivision that are to remain;

18. all existing monuments found during the course of the survey, including a physical description such as "brass cap";

19. all monuments erected or to be erected, including corners and other points established in the field, with the monuments made of brass and the legend indicating the diameter, length, and weight of the monuments, and all exterior boundary angle points of the subdivision and lot corners marked in accordance with the Lehi City Design Standards and Public Improvements Specifications including brass pins in the back of curb for all front property lines;

20. location, type, and height of any new fencing, berming, or other buffering to be installed as part of the development, including any fencing required to comply with Chapter 18, Right to Farm indicating new fencing on the Final Plat and new and existing fencing on the construction drawings;

21. a notation of the distance from the asphalt centerline of each existing road to the new property line of the subdivision;

22. a detail diagram showing typical setbacks

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Agenda Item No: 3.12

Planning Commission Agenda Item Report

Meeting Date: February 22, 2024
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of Lehi City's request for review of Development Code amendments to Chapters 12, 39, and Table 05-030-B, clarifying regulations for bars and liquor stores and add those uses and commercial campgrounds to the table of uses.

Suggested Action:

Attachments:

Dev Code Bars.pdf

LIQUOR STORE AND BAR DEVELOPMENT CODE AMENDMENT

PLANNING COMMISSION REPORT

Applicant	Lehi City
Meeting Date	February 22, 2024
Requested Action/Purpose	Review and recommendation on proposed amendments to the Lehi City Development Code
Decision Type	Legislative
Date of DRC Review	February 7, 2024

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060. Criteria for Approval.
No amendment to this Code, or the Zoning District Map(s), may be recommended for approval by the Commission nor approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Code amendment, or Zoning District Map(s) amendment, the applicant shall identify, and the City Staff, DRC, Commission, and the City Council may consider the following factors, among others:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan.
3. Consistency and Compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties.
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

REPORT ANALYSIS

Staff recommends a Development Code Amendment to Chapter 12, 39, and Table 05-030-B of the Development Code. Specifically, staff recommends the addition of the Liquor Store and Bar use to the Table of Uses to be consistent with Chapter 12 and 39 of the Development Code. Additionally, the Commercial Campgrounds use is being added to the Table of Uses to be consistent with Chapter 39 and the current zoning of Willow Park Campground.

As part of the comprehensive Definitions Chapter update las year and with the recent review and approval of the Lucky Soles Tavern concept, Planning Staff has been reviewing the uses and definitions that facilitate drinking establishments. The Private Club definition was deemed to be more what was envisioned by the Bar use and so part of the Code amendment is to rename Private Club to Bar in Chapters 12 and 39. Additionally, we realized that there were definitions for the Liquor Store and Private Club uses, but that they were not included in the Table of Uses. This Code amendment allows for them as conditional uses in the Heavy Commercial and Light Industrial zones.

We believe this will help clarify the interpretation of the Code by having consistency in terminology and between chapters of the Code.

There were no DRC comments on this item.

SCOPE OF APPROVAL

Development Code Amendments are legislative items and also public hearings. The public can share their opinions on the amendments and recommend any changes. Ultimately, they would need the Planning Commission to include the proposed changes in their motion.

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may move to recommend approval or denial of the proposed amendments to the Lehi City Development Code. Any motion should include findings. Possible findings include:

1. The proposed Development Code amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
2. Additional findings based upon information presented during the public hearing.

Chapters 12, 39, and Table 05-030 B
DRC Redline Comments

Lehi City- requests review of Development Code amendments to Chapters 12, 39, and Table 05-030-B to clarify regulations for bars and liquor stores and add those uses and commercial campgrounds to the table of uses.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth, Luke Seegmiller
Assigned Planner: Jacob
Representatives of the Applicant Present: None
Date of Plans Reviewed: 1/25/2024
Time Start: 2:38 pm
Time End: 2:38 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary – Building/Inspections: No comments
Shelbey – Public Works: No comments
Brad – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning: No comments

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON FEBRUARY 22, 2024.

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

EST 1852
LEHI CITY
PIONEERING UTAH'S FUTURE

Community Development Department –
Planning Division

153 North 100 East
Lehi, UT 84043
Office 385.201.1030
lehi-ut.gov

January 31, 2024

Narrative –Liquor Store & Bar Development Code Amendment (Chapters 12, 39, and Table 05-030-B)

The Planning Division is proposing a Development Code Amendment to multiple chapters of the Development Code. Specifically, we are proposing the addition of the Liquor Store and Bar use to the Table of Uses to be consistent with Chapter 12 and 39 of the Development Code. Additionally, the Commercial Campgrounds use is being added to the Table of Uses to be consistent with Chapter 39 and the current zoning of Willow Park Campground.

As part of the comprehensive Definitions Chapter update and with the recent review and approval of the Lucky Soles Tavern concept, Planning Staff has been reviewing the uses and definitions that facilitate drinking establishments. The Private Club definition was deemed to be more what was envisioned by the Bar use and so part of the Code amendment is to rename Private Club to Bar in Chapters 12 and 39. Additionally, we realized that there were definitions for the Liquor Store and Private Club uses, but that they were not included in the Table of Uses. This Code amendment allows for them as conditional uses in the Heavy Commercial and Light Industrial zones.

We believe this will help clarify the interpretation of the Code by having consistency in terminology and between chapters of the Code.

Please contact the Planning Division if you have any questions.

Thank you,

Jacob Curtis, AICP
Planner 3

in width, a perceptible change in wall angle or a corner.

7. Driveways and access aisles shall be designed so that fire equipment and other emergency vehicles can readily access and exit all areas of the site.

8. The caretaker residence should be limited to one residential dwelling unit. The Planning Commission may allow exceptions if the owner or applicant can demonstrate that an additional caretaker unit is necessary because of the size of the project or other unusual circumstances. In no case shall the number of caretaker units exceed three units.

9. No business activities other than the rental of storage units shall be conducted on the portion of the premises devoted to the rental of storage units. No retail or wholesale sales shall be conducted on the premises, except sales of goods and services by the management. No auctions or commercial sales or uses, manufacturing, fabricating, or assembly of any items shall be conducted on the site. No activities such as miscellaneous or garage sales shall be conducted on the premises. The servicing or repair of motor vehicles, boats, household, industrial, or commercial items shall not be conducted on the premises.

B. Hotels and motels. Applications to establish a hotel or motel facility, including hotels with extended stay accommodations, shall comply with the following requirements in addition to the other provisions of this Code:

1. No hotel or motel shall be located within 600 feet of an elementary school or middle school or junior high measured from the nearest entrance of the hotel or motel by following the shortest route of ordinary pedestrian travel to the property boundary of the school.

2. None of the rooms in the hotel or motel shall be used as a dwelling unit or primary residence by its occupant.

3. Travel trailers, campers, and other similar recreational vehicles shall not be occupied on the premises of a hotel or motel facility or used in any way to provide additional accommodations for the hotel or motel occupants unless otherwise approved by the Zoning Administrator.

4. The length of time for guest occupancy of a hotel or motel unit may be limited as part of the Conditional Use approval. In no case shall the length of stay exceed 90 consecutive days unless otherwise approved by the Zoning Administrator.

5. Low level security lighting for safety and security shall be provided for all areas of the site that are not covered by a building, including all walkways and trash storage areas.

6. The Lehi City Police Department may provide recommendations regarding the security of the site. Such recommendations may include, but are not limited to, on site security personnel, security lighting, security fencing, secured parking, information signs, and building design and landscaping to reduce places of potential concealment.

C. Liquor Stores and ~~Private Clubs~~Bar**.** Applications to establish a liquor store or ~~private club~~bar shall be reviewed and considered as a conditional use within the zoning districts authorized pursuant to Chapter 9 of this Code and shall comply with the following requirements in addition to the other provisions of this Code:

1. No liquor store or ~~private club~~bar shall be located within 600 feet of any residential zone or use, including the Mixed Use Zoning District measured in a straight line from the closest property line of the proposed store or club to the closest zone district boundary or property line of the residential use.

2. No liquor store or ~~private club~~bar shall be located within 600 feet of any public building, school, park, or church measured in a straight line from the closest property line of the proposed store or club to the closest property line of the public building, school, park, or church.

D. Portable Storage Containers.

1. Portable storage containers are allowed in all zones subject to the provisions of this section.

2. Vertical stacking of portable storage containers and stacking of any other materials or merchandise on top of any portable storage container shall be prohibited in residential zones.

3. No portable storage container shall be placed

customers. Typical production includes, but is not limited to: custom furniture, ceramic studios, glass blowing, candle making, custom jewelry, stained and leaded glass, woodworking, shoe repair, arts studio, photography studio, custom textile manufacturing, and crafts production.

Assisted Living Facility – A residential facility with a home-like setting that provides an array of coordinated supportive personal and healthcare services, available 24 hours per day, to residents who have been assessed under Utah State Department of Health rules to need any of these services. Each resident shall have a service plan based on the assessment which may include:

1. specified services of intermittent nursing care;
2. administration of medication; and
3. support services promoting residents' independence and self-sufficiency.

For the purpose of defining assisted living facilities and associated words and terms, the following words shall have the following meanings:

1. Assisted Living Facility, Large Capacity – An assisted living facility accommodating more than eight residents, excluding staff. A large capacity assisted living facility is regulated under the assisted living facility use.
2. Assisted Living Facility, Limited Capacity – An assisted living facility accommodating not more than eight residents, excluding staff. All residents must be ambulatory which means a person who is capable of achieving mobility sufficient to exit a structure without the assistance of another person. If such a facility is located in an existing home and/or in a residential zone, this use is regulated as a Group Home as per Section 12.150. A limited capacity assisted living facility that does not meet the requirements of a Group Home use must be regulated under the assisted living facility use.

Athletic Instruction - The instruction of one or more types of athletic activities including dance, gymnastics, martial arts, sports, and other related activities.

Authorized Agent - Any person with valid authority provided by the Owner, as evidenced by a document, filed with the City, authorizing the Agent to represent the Owner, and acting on behalf of the Owner of land seeking a development order or development permit approval.

Automobile Rental - The business of renting or leasing vehicles for a term not exceeding four months and for a fixed rate or price.

Automobile Service and Repair - An establishment primarily engaged in the repair of automobiles, trucks less than 10,000 pounds of gross vehicle weight, motorcycles, motor homes, recreational vehicles, or boats, including the sale, installation, and servicing of equipment and parts. Typical uses include muffler shops, auto repair garages, tire sales and installation, wheel and brake shops, body and fender shops, and similar repair and service activities, but excluding dismantling or salvage.

Automobile Service and Repair, Large - An establishment primarily engaged in the repair of large vehicles greater than 10,000 pounds of gross vehicle weight, including the sale, installation, and servicing of equipment and parts. Typical uses include large equipment repair, semi-truck repair, and similar repair and service activities, but excluding dismantling or salvage.

Automobile Sales - An establishment primarily engaged in the sale or rental of automobiles, noncommercial trucks, motorcycles, motor homes, recreational vehicles, or boats, including incidental storage, maintenance, and servicing. Typical uses include new and used car dealerships, motorcycle dealerships, and boat, trailer, or recreational vehicle dealerships.

Auxiliary - Functioning in a subsidiary capacity.

Bakery, Retail – An establishment that produces and sells flour-based foods baked for consumption including bread, cookies, cakes, pastries, and pies.

~~**Private Club**~~**Bar** - An establishment that primarily serves~~ing~~ alcoholic beverages for consumption on the premises and revenue from alcohol sales exceeds 50 percent of the total business revenue~~.~~

Basement - That portion of a building elevation in which 50 percent or more of the height (as measured from top of finished floor to top of foundation) is below finished grade.

Bed and Breakfast Inn - An owner-occupied detached single-family residence in which rooms are rented out separately for overnight lodging, and where at least a breakfast meal is served to the guests at no extra cost and where an innkeeper or employee is present at all times. Length of stay cannot exceed 30 consecutive days.

USE	DISTRICT										
	NC	C	C-H	CR	C-1	BP	LI	MU	T/M	PF	HI
Body Art Facility							P				
Brew Pub	P	P	P	P		P	P	P			
Building and Property Maintenance Services		C	P				P		P		
Building Materials Supply Store		P	P				P				
Car Wash		P	P	P			P				
Check Cashing, Title Loans & other Credit Services (See Section 12.130E)		C	C			C	C				
Child Daycare (Commercial)	P	P		P		P		P		P	
Commercial Campgrounds										P	
Commercial Laundries, Linen Service							P				
Commercial Parking Lot/Structure (Paid Parking)		P	P	P		P	P	P	P		P
Commercial Entertainment Facility		C	C				C				
Commercial Recreational Facility	P	P	P	P		P	P	C	P		
Conference Center, Convention Center, Reception Center		P		P		P		P	P		
Construction Service			P				P				
Convenience Store, with Gasoline Sales		P	P	P			P				
Convenience Store, without Gasoline Sales	P	P	P	P		P	P	P			
Crematory			P				P				
Dog Care Facility		C	C	C		C	C	C	C		
Drive through facilities incidental to an allowed use		C	P	P		P	P				
Equipment Sales and Rental			C		C		P				
Financial Institutions and Services	P	P		P	P	P		P	P		
Funeral Home	P	P	P	P			P	P			
Grocery Store		P									
Grocery Store- Small	P	P						P			

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Notes:
P = Uses allowed as a Permitted Use.
P[1]= Single family homes that existed at the time this code was adopted (9/11/12) shall continue; however new single-family dwellings shall only be permitted in areas with remaining density per Map 05.010 Maximum TOD and Mixed Use Density Map.
P[2]= Allowed provided there is remaining density as allocated per Map 05.010 Maximum TOD and Mixed Use Density Map.
C = Uses allowed as a Conditional Use. Uses not identified as either a Permitted or Conditional Use are deemed to be prohibited.
[*] All uses in the Planned Community and Resort Community Zones must be authorized through an Area Plan pursuant to Chapter 15or through a Land Use Plan pursuant to Chapters 38 and 39. All uses in the Transit Oriented Development Zone must be authorized by a Land Use Plan pursuant to Chapter 38 and 39.

USE	DISTRICT										
	NC	**C**	**C-H**	**CR**	**C-1**	**BP**	**LI**	**MU**	**T/M**	**PF**	**HI**
Hardware Store	P	P	P	P			P	P			
Health Care Facility	P	P	P	P		P		P		C	
Health/Fitness Club	P	P	P	P	P	P	P	P	P		
Heliport		C	C	C		C	C		C		
Hobby Garages			P				P				
Hospital		P		P		P					
Hotels		P	P	P		P	P	P	P		
Indoor Shooting Range		P	P	P			P				
Laboratory - Medical, Dental, Optical		P	P			P	P	P	P		
Laundry Services	P	P	P	P			P	P			
Light Office/Warehouse Combination		P	P	P			P		P		
Liquor Store			C				C				
Manufactured Home Sales and Service							P				
Medical, Dental, Optical Clinics	P	P		P		P	P	P	P		
Medical Cannabis Pharmacy		P	P	P	P	P	P		P		P
Moving and Storage Facilities			C				P				
Movie Theater		P		P				P			
Nightclub/Dance Hall		P		P				P			
Offices, Professional	P	P	P	P	P	P	P	P	P		P
Office/Warehouse with no outside storage			P			P	P				
Outdoor Race Tracks for ATV and Motocross or other Motorized Sports Recreational Facilities (includes private or commercial)		C	C				C				
Outdoor Sales and Display	P	P	P	P		P	P	P			P
Outdoor Storage of Materials, Products and Equipment incidental to an allowed use (excluding junk yards and salvage yards)			C				C		C		C

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USE	DISTRICT										
	NC	**C**	**C-H**	**CR**	**C-1**	**BP**	**LI**	**MU**	**T/M**	**PF**	**HI**
Pawn Shops (see Sec. 12.130 F)		P	P				P				
Personal Services	P	P	P	P		P	P	P			
Pet Grooming Facility	P	P	P	P			P	P			
Pharmacy	P	P		P		P		P			
Plant Nursery	P	P	P	P			P	P			
Portable Storage Container [See Sec. 12.130-D]		C	C	C					C	C	
Portable Storage Container Sales [See Sec. 12.130-D]			C				C				
Bar			C				C				
Research and Development Facilities		P	P			P	P		P		
Restaurant	P	P	P	P	P	P	P	P	P		P
Retail Facilities and Services accessory to a principal use	P	P	P	P	P	P	P	P	P		P
Retail Sales, General		P	P	P	P	P	P	P			P
Schools - Vocational and Technical		P	P	P	P	P	P	P	P		
Sexually Oriented Businesses (SOB)							P		P		
Smoke Shop							C				
Storage Units, Climate Controlled Indoor		P	P	P			P				
Storage Units, Outdoor Access [See Sec.12.130-A]			C				C				
Storage, Vehicles [See Sec.12.130-A]			C				C				
Trades Shop	P	P	P	P			P	P			
Towing and Impound Yard [See Sec. 12.130-G]							C				
Unoccupied Structures	C	C	C	C	C	C	C	C	C	C	C
Veterinary Office	P	P	P	P	P	P	P	P			
MANUFACTURING											
Cabinet and Woodworking Shop			C				P				

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